

The Meadows

INCLUDED FEATURES

CURB APPEAL

- ▶ Wide selection of exterior architectural styles
- ▶ 8' fiberglass front door with Wi-Fi deadbolt & peep hole 25-year shingle roof
- ▶ Durable fiber cement siding
- ▶ Sodded front and back yard with full sprinkler system and foundation drip line
- ▶ Weather proof electrical outlets at each exterior door
- ▶ Two exterior frost proof hose bibs (per plan)
- ▶ Gutters on front elevation
- ▶ Stained wood fence

THE DETAILS

- ▶ Ceramic tile flooring in foyer, kitchen, dining, baths, & laundry
- ▶ Plush broadloom carpet
- ▶ Two-panel 6'8" hollow core interior doors
- ▶ Satin nickel round interior door knobs
- ▶ Lighting fixtures in brushed nickel
- ▶ 1x6 smooth baseboards & 1x4 casings
- ▶ Ceiling fan with light kit in great room & primary suite
- ▶ Block for optional fans in all secondary bedrooms, office & flex room
- ▶ Tankless water heater
- ▶ 1-Lite door to outdoor living
- ▶ Squared sheetrock corners

BEAUTIFUL BATHROOMS

- ▶ 36" height vanities in primary bath
- ▶ Drop in rectangular sink in primary & secondary baths
- ▶ Ceramic tile shower surround laid straight in secondary baths
- ▶ Delta fixtures in all bathroom
- ▶ Elongated commode in all bathrooms
- ▶ Pedestal sink in powder bath (per plan)
- ▶ Enclosed shower at primary bath with ceramic tile laid straight
- ▶ Quartz countertops in all bathrooms

KITCHEN ENVY

- ▶ 3cm granite countertops
- ▶ Ceramic tile backsplash
- ▶ Stainless steel 50/50, undermount sink
- ▶ Delta touch faucet with pull-down sprayer
- ▶ 42" upper cabinets, 36" base cabinets
- ▶ GE stainless steel appliances (free-standing range, dishwasher, and microwave)
- ▶ Dual USB kitchen outlet

LIVINGSMART® PACKAGE*

- ▶ EnergySmart® includes the following:
 - WiFi thermostat (s)
 - Low-E glass windows
 - Energy Star rated appliances
 - Energy efficient HVAC equipment
 - Whole home surge protection
 - LED lighting
- ▶ HealthSmart® includes the following:
 - Low or no VOC products in paint, adhesives, sealants, & cabinets
 - MERV 13 air filter
- ▶ WaterSmart® includes the following:
 - WaterSense certified faucets & fixtures in bathrooms
 - WiFi irrigation controller
- ▶ EarthSmart® package includes the following:
 - Engineered wood product
- ▶ HomeSmart® includes the following:
 - Eero 6 wifi mesh system
 - Ring video doorbell at front entry
 - Wi-Fi door lock at front entry
 - Two Wi-Fi smart switches (entry & primary bedroom)

*Included LivingSmart® features may vary by community. Some features of LivingSmart® may be optional or only available at select communities, and are subject to change without notice. Talk to your New Home Advisor for more information.

Life-changing by Design

tri pointe[®]
HOMES

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2021 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>. 5/2/2023

