

tri pointe[®]
HOMES

Splash at One Lake

Life-changing by Design



Splash at One Lake

How refreshing! Splash is more than beautiful design and elegant comfort. It's a flow of living that swirls around the resort-inspired community of One Lake in Solano County. Here's an address that invites you to take advantage of an active, energetic, and ever-changing good times. The Lake Clubhouse is your home away from home for recreation and socializing. Glass House is the gathering place where Journey Coffee pours a full cup of deliciousness that will rev you up to walk the Lake Trail Park. Glide down to the Boathouse for paddle boarding and sculling or just curl up with your favorite screen in the chill spot of your choice. Your journey has brought you to a jumping off point that's always interesting and just feels like home.



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NEW HOME ADVISORS

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Splash Plan 1

2,364 Sq Ft | 3-4 Beds | 2.5-3.5 Baths | Bonus Room | 2-Bay Garage



Elevation C - California Coastal



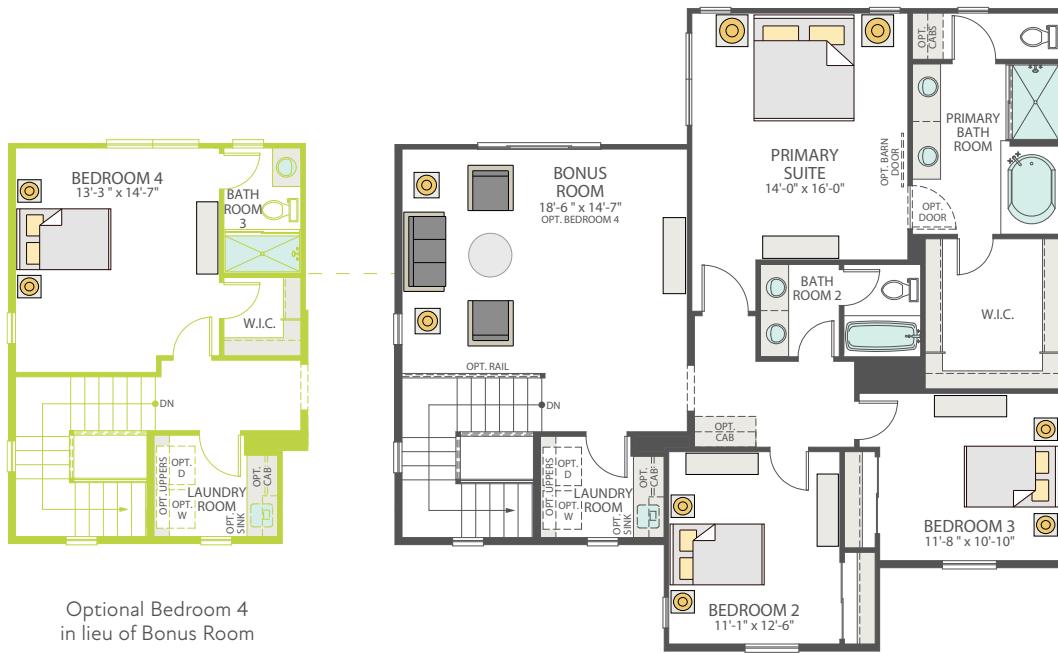
Elevation E - Progressive Prairie



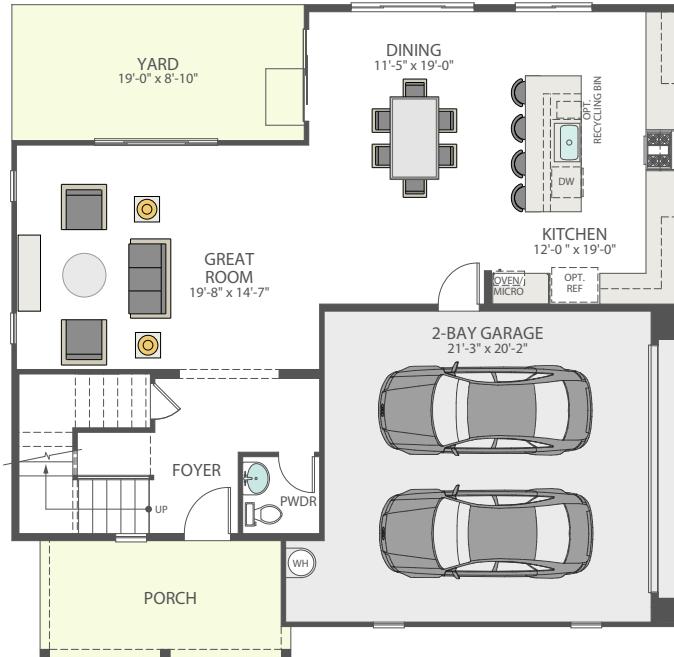
Elevation G - Napa Farmhouse

Splash Plan 1

2,364 Sq Ft | 3-4 Beds | 2.5-3.5 Baths | Bonus Room | 2-Bay Garage



SECOND FLOOR



FIRST FLOOR

Splash Plan 2

2,409 Sq Ft | 3-4 Beds | 2.5-3 Baths | Den | 2-Bay Garage



Elevation B - Bay Area Bungalow



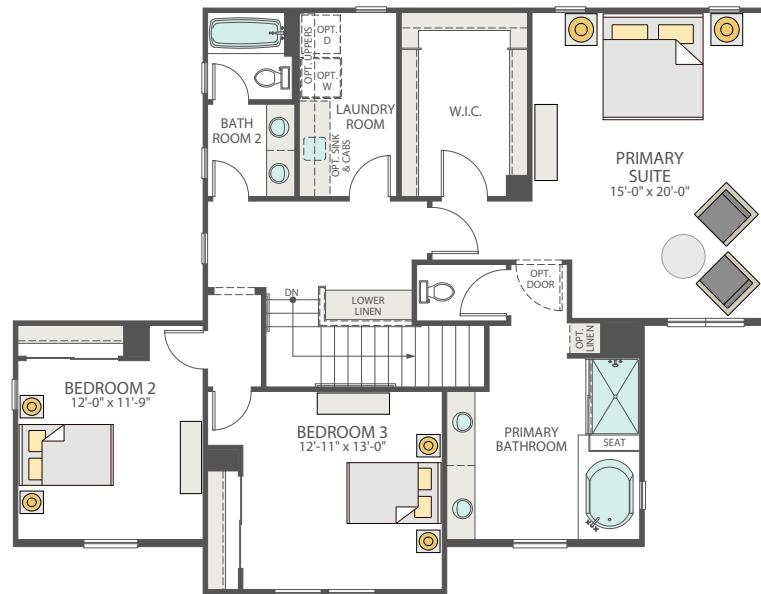
Elevation E - Progressive Prairie



Elevation G - Napa Farmhouse

Splash Plan 2

2,409 Sq Ft | 3-4 Beds | 2.5-3 Baths | Den | 2-Bay Garage



SECOND FLOOR



Optional Bedroom 4 and
Bathroom 3 in lieu of Den and
Powder Bath

FIRST FLOOR

Splash Plan 2X

2,556 Sq Ft | 3 Beds + Living Suite | 3.5 Baths | 2-Bay Garage



Elevation B - Bay Area Bungalow



Elevation E - Progressive Prairie



Elevation G - Napa Farmhouse

Splash Plan 2X

2,556 Sq Ft | 3 Beds + Living Suite | 3.5 Baths | 2-Bay Garage



Splash Plan 3

2,808 Sq Ft | 3 Beds + Living Suite | 3.5-4.5 Baths | 2-Bay Garage



Elevation B - Bay Area Bungalow



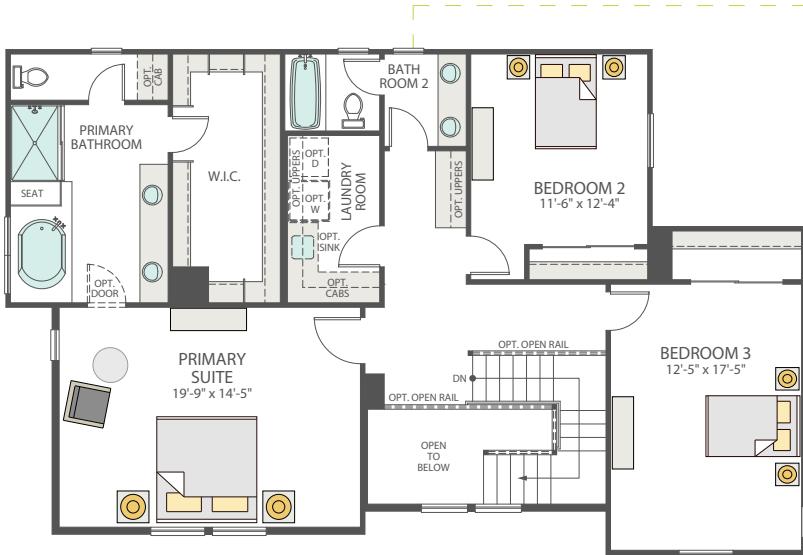
Elevation C - California Coastal



Elevation G - Napa Farmhouse

Splash Plan 3

2,808 Sq Ft | 3 Beds + Living Suite | 3.5-4.5 Baths | 2-Bay Garage



SECOND FLOOR

Optional Dual Suites in lieu of
Bedroom 2 and 3, each with
Private Bathroom



FIRST FLOOR

Splash at One Lake

INCLUDED FEATURES

CURB APPEAL

- Inspired Bay Area Bungalow, California Coastal, Progressive Prairie and Napa Farmhouse exterior architectural styles
- Fire-resistant long-lasting Eagle® concrete flat tile roof
- Therma Tru 8' fiberglass entry doors and quality Schlage® satin nickel hardware
- Handsome brick or stone veneer, per elevation
- Architecturally coordinated and designer-selected exterior Carriage lights, per elevation
- Insulated panel design garage doors with LiftMaster automatic opener and two transmitters
- Full rain gutter systems and downspouts

THE DETAILS

- Designer selected 12" x 12" tile flooring in entry, kitchen, powder, primary bath, secondary bathrooms and laundry
- Designer selected carpet in great room, dining, family, bedrooms and hallways
- Coordinated 3 1/4" baseboards and 2 1/4" door casings
- Staircases with decorator handrail and square baluster
- Stylish powder room with modern pedestal sinks and oval, beveled edge mirrors
- Interior laundry area with shelves, prepped for Washer and an electric Dryer

KITCHEN ENVY

- Stylish Beech Wood Horizon door cabinetry throughout with your choice of two stain colors
- Granite countertops with 6" backsplash throughout with no splash at range, in three color choices
- Quality General Electric® stainless steel appliances:
 - 30" free-standing gas range
 - Microwave
 - 24" Dishwasher
- Insinkerator® Badger 5 waste disposal
- Elegant Delta® chrome faucet with pullout sprayer
- Stainless steel undermount sink

PRIMARY SUITE ELEGANCE

- Stylish Beech Wood cabinetry throughout, in two color choices
- Easy care, cultured marble countertops with dual sinks in primary baths
- Elegant Delta® chrome faucets in all baths
- Spa-inspired soaking tub, enhanced with cultured marble surrounds
- Roomy walk-in showers enhanced with clear glass and chrome trim enclosure
- Elongated toilets in all baths
- Spacious walk-in primary closets

Well-Being by Design

We've been a leader in green building for over 20 years and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our home owners and the legacy we'll all leave on this amazing planet. New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement: EnergySmart®, HealthSmart®, HomeSmart®, WaterSmart®, and EarthSmart®.



HEALTH SMART.

Features that foster healthy living and cleaner air



ENERGY SMART.

Products and technology that reduce energy use and utility bills



EARTH SMART.

Materials that come from recycled and sustainable sources



WATER SMART.

Features and landscape design that help conserve water usage



HOME SMART.

Technology that helps you stay comfortable, in control, and connected from anywhere.

EVERY HOME INCLUDES LIVINGSMART® AS SHOWN ON THE FOLLOWING PAGES

INCLUDED FEATURES



A new home should literally be a breath of fresh air. So, our homes come equipped with features, finishes, and filters that help contribute to healthier indoor air quality.

Included Features:

- ▶ MERV 13 air filters to reduce airborne contaminants, providing healthier air quality from your home's heating, ventilation, and air conditioning system.
- ▶ Carbon monoxide detectors on each floor, which are designed to alert you if an unhealthy level of carbon monoxide is present in the air in your home.
- ▶ Touch faucet at kitchen sink, enabling you to turn it off and on hands-free with an automated proximity sensor, improving convenience, hygiene, and water savings.
- ▶ Formaldehyde-free insulation helps you breathe easier, meaning safer, healthier indoor air quality.
- ▶ CRI Green Label +Plus carpet helps provide the lowest Volatile Organic Compound (VOC) emitting carpet, adhesive and cushion products on the market, meaning safer, healthier indoor air quality.
- ▶ Low or no VOC products in paint, adhesives, sealants and cabinets to help provide healthier indoor air quality.



Energy efficiency isn't simply a trend, it's a way to make your home perform better and save you money in the long run. We're constantly innovating and applying technology that optimizes the barrier between inside and outside, with the goal of reducing energy demands and increasing savings on your utility bills.

Included Features:

- ▶ Right-sized energy efficient HVAC equipment with sealed ducts, which help use less energy, reducing the carbon footprint on the environment.
- ▶ Low-E glass windows aim to keep heat and cold outside, while letting the light in and helping protect the flooring and furnishings from sun fading.
- ▶ Programmable "smart" thermostats you can control remotely, helping to keep your home comfortable while saving energy, even when you're away.
- ▶ Whole home surge protection which can prevent external power surges from damaging your appliances and electronic devices.
- ▶ ENERGY STAR® rated appliances help you save energy and money without sacrificing performance.
- ▶ 100% LED surface lighting uses less energy and can last for 10+ years, meaning less maintenance for you and less waste for the environment.
- ▶ Dedicated 220 volt 50 amp circuit, pre-wired for installation of a Type 2 electric vehicle charger.
- ▶ Tankless water heater that only heats water when you need it, or a high-performance water heater tank that reduces operating costs.

INCLUDED FEATURES



We're committed to the environment and aim to use sustainable materials, to conserve natural resources and to recycle whenever possible. Not only do we do our part to recycle on your behalf, we offer features that make it easier for you to do the same.

Included Features:

- ▶ Engineered wood products resist warping, splitting and shrinking while reducing demand on our forests.
- ▶ Efficient LED Lighting, which use less energy than incandescent lightbulbs and can last for 10+ years, meaning less maintenance for you and less waste for the environment.
- ▶ Low-E glass windows aim to keep heat and cold outside, while letting the light in and helping protect the flooring and furnishings from sun fading.



Water is one of Earth's most precious resources, essential for life and lifestyle. From the plumbing fixtures to the appliances to the landscape design in our homes, we're making a comprehensive effort to conserve water usage.

Included Features:

- ▶ ENERGY STAR® certified dishwashers in kitchens use as little as 3-5 gallons of water per load.
- ▶ WaterSense certified faucets and fixtures in bathrooms, which use at least 20 percent less water, without compromising performance.
- ▶ Smart, WiFi-connected irrigation systems improve water use efficiencies by tailoring schedules and run times automatically to help conserve water.



These days, we're asking our homes to do more, connect more and keep us safer, healthier and more productive than ever before. So, we are constantly seeking out new ways to build smarter cutting-edge technology into your new home. Technology that helps you stay comfortable, in control, and connected from anywhere.

Included Features:

- ▶ Securely monitor who's coming and going with a Video Doorbell for convenience and peace of mind.
- ▶ A mesh WiFi system helps keep signals strong so devices stay connected and bandwidth is improved for streaming.
- ▶ Remotely control access to your home via WiFi Door Lock for guests and service providers.
- ▶ Control your temperature, lighting and much more via connected devices for comfort and convenience while at home, or for your imminent arrival when away.



Life-changing by Design

At Tri Pointe Homes we're in the life-changing business, dedicated to designing homes, neighborhoods and experiences that inspire and uplift our customers, our team members and the communities we serve.

We're a leading new homebuilder, that brings the best of big and small to all its homebuyers. We are proud to be local specialists on a national scale, customer-driven and committed to environmentally responsible business practices and enduring craftsmanship.

As one of the nation's largest homebuilders, we create homes and neighborhoods that make a premium lifestyle possible for our customers-whatever their price point or life stage.

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. 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. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2023 Tri Pointe Homes Holdings, Inc. California Contractor's License No. 1018637. California DRE License No. 02025660. All rights reserved. 10/2023

