Woodson's Reserve 80'

INCLUDED FEATURES

LIVINGSMART®

- 16 SEER performance rated Lennox® HVAC**
- Attic duct integrity testing
- Carbon monoxide detectors on each floor
- Dedicated garage outlet for electric car charger
- DuPont ™ Styrofoam sheathing
- Energy-efficient radiant barrier roof decking
- Energy-efficient, cost-saving LED lighting throughout home
- Energy Star® rated appliances
- Fresh air intake system for improved air quality
- Guardian Certified, energy-efficient home
- High- performance double pane, Low-E vinyl windows
- Independent thermography scan of home
- Insulated Wayne Dalton® garage door
- MERV 13 high-performance whole house media air filter
- Poly sealed plates, door & windows reduces air infiltration
- Professional energy-audited blower door test to certify air tightness
- High efficiency natural gas tankless water heater
- Schlage Encode™ Smart WiFi deadbolt on front entry door
- WaterSense® certified faucets and fixtures in bathrooms
- Whole home dehumidifier helps maintain indoor moisture levels, improving overall comfort within home

HOMESMART™

- Eero™ home WiFi mesh network
- Ecobee Enhanced WiFi controlled smart thermostats
- LiftMaster® Automatic garage door opener with remote(s) and WiFi connectivity*
- Video Doorbell
- USB charging outlets (2) in primary bedroom
- WiFi controlled light switches (2)

PREMIUM CONNECTIONS

- Built-in surge protection throughout entire home
- CoAx/CAT-6 outlets in great room, game room, study and primary bedroom
- Prewired for 5.1 surround sound in media room*
- Wireless security system includes control hub keypad (1), motion sensor (1), and door sensors (3)

PREMIUM TOUCHES

- 6" baseboards throughout entire home
- 8' front entry door in divided light, solid or Craftsman
- 8' interior and exterior doors on first floor*
- Ceiling fans with light kits in family, game room and primary suite*
- Choice of wrought iron or wood balusters on staircase
- Concealed hinges on all cabinet doors
- Decora rocker light switches
- Direct-vent gas log fireplace with remote*
- French single lite glass door(s) at home office*
- Schlage® satin nickel lever interior door handles

*Per plan - some features may only be available on specific plans and/or in specific communities. **A matched blower cooling coil and outdoor compressor is used to produce a 16 SEER rated design. Represented features are only applicable for homes not yet sold or started as of the revision date below. HomeSmart® package devices received only when purchasing directly from Tri Pointe Homes. Features are not representative of existing inventory, which are sold as is. Features are subject to modification at any time including changes, additions, or deletions. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas. †Not applicable for all homes.

PREMIUM FLOORS

- Ceramic tile flooring in foyer, great room, kitchen, breakfast, casual dining, laundry room and all bathrooms
- Shaw™ brand carpet in all bedrooms and rest of home

PREMIUM STORAGE AND WORKSPACE

- Built-in backpack rack with charging outlet*
- Linen storage for primary and secondary baths*
- Generously sized or walk-in closets in secondary bedrooms
- Storage area under stairwell*
- Signature hidden storage area*

PREMIUM KITCHENS

- Coordinating hardware on kitchen cabinets
- Delta® touch activated kitchen faucet
- Drinking water filtration system at kitchen sink
- Garbage disposal at kitchen sink
- Granite countertops with square edge
- GE™ 36" gas cooktop with five (5) sealed burners
- GE™ stainless steel double oven, microwave & dishwasher
- Spacious walk-in pantry*
- Stainless steel undermount sink
- Stained 42" kitchen wall cabinets in choice of shaker or raised panel style

PREMIUM BATHS

- Base cabinet with rectangular undermount sink in powder room*
- Coordinating hardware on all primary bath cabinets
- Cultured marble countertops in matte finish with integrated rectangular sink in secondary baths
- Delta® Ashlyn chrome faucets in all baths
- Elongated toilets in primary bath & all secondary baths
- Enclosed primary shower w/ tile walls & recessed shelf*
- Full-length dressing mirror in primary bath*
- Granite countertops in primary bath
- Cultured marble countertops in matte finish with integrated rectangular sink in secondary baths
- Oversized vanity mirrors in primary bath
- Plate glass mirror in powder room with polished edge
- Sunken soaking tub in primary bath*
- Undermount rectangular sinks in primary bath

PREMIUM OUTDOOR LIVING

- Back patio block and wired for future ceiling fan(s)
- Fully sodded front and back yards (per community)
- Sprinkler systems (per community) w/ WiFi irrigation controller**
- Landscaped front yards
- Rain gutters on the front and rear of home*
- Uniquely designed landscape plans for each homesite with specifically selected, regionally tolerant plants

PREMIUM CONSTRUCTION

- 100% acrylic-based exterior paint by Sherwin-Williams®
- 2-year warranty for roof leak repair
- Designer, low VOC interior paint by Sherwin-Williams®
- Energy Star® certified
- HardiePlank® brand fiber cement siding
- HomeTeam® Pest Defense in-wall pest control system
- Multiple code-certified inspections throughout construction process
- HomeTeam® Pest Defense termite borate wood treatment
- Independent quality assurance inspection
- Limited lifetime manufacturer warranty of shingles
- Structural design by a licensed Professional Engineer
- Tri Pointe Homes Limited Warranty
- Trus Joist® engineered floor joist system*

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