

Turner's Crossing

INCLUDED FEATURES

A HEALTHY, HAPPY HOME FOR MANY YEARS TO COME.

- ▶ Fresh air system for improved air quality
- ▶ 8' Therma-Tru® front entry and patio doors
- ▶ HomeTeam Pest Defense® in-wall pest control system
- ▶ HardiePlank® lap siding*
- ▶ 100% acrylic-based, low-VOC Sherwin-Williams® paint
- ▶ Water filtration system
- ▶ Engineered floor joist system*
- ▶ HomeTeam Pest Defense® borate wood treatment for termite control
- ▶ Hard surface flooring in entry, kitchen, bathrooms, dining and utility rooms
- ▶ Premium brand carpet and carpet pad with recycled content in bedrooms and rest of home
- ▶ Tri Pointe Homes Limited Warranty
- ▶ Limited lifetime manufacturer's warranty on shingles

ALL THE BELLS AND WHISTLES.

- ▶ Whole House
 - Riverside 5-panel interior doors
 - Schlage® J Stratus™ satin nickel interior door knobs
 - Softly rounded corners on interior walls
 - Soft close cabinet doors and drawers
 - Cabinet hardware
 - Backpack rack*
- ▶ Kitchen
 - Stained Shaker-style cabinets with 42" upper cabinets
 - Granite countertops
 - Stainless steel undermount sink
 - GE stainless steel dishwasher
 - Spacious walk-in pantry*
 - GE stainless steel gas range
 - Stainless steel microwave with external ventilation
 - Generously sized kitchen island*
 - Delta Essa® chrome faucet with touch technology†
- ▶ Bedrooms
 - Ceiling fans with light kits in family room and primary bedroom
 - Pre-wired for ceiling fans in secondary bedrooms, study, great room and game room
 - Generously sized or walk-in closets in secondary bedrooms
- ▶ Outdoor Living
 - Generously sized covered patio*
 - Rain gutters over front of home (horizontal eaves)
 - Fully sodded front and back yards*
 - Uniquely designed landscaping for each homesite

ENERGY SAVINGS. EASIER ON THE PLANET AND YOUR POCKETBOOK.

- ▶ Energy efficient certified
- ▶ Independent thermal infrared scan of home
- ▶ Radiant barrier roof decking for energy efficiency
- ▶ Energy efficient Carrier HVAC systems
- ▶ Rinnai tankless water heater
- ▶ Vinyl double-pane, Low-E2 windows
- ▶ Poly-sealed plates, doors and windows reduce air penetration
- ▶ Energy-efficient LED disc lights
- ▶ Mastic-sealed attic ductwork reduces air leaks by 60%
- ▶ 50% recycled insulation
- ▶ 100% formaldehyde-free insulation
- ▶ Regional and drought-tolerant plants
- ▶ Delta® kitchen and bathroom fixtures with WaterSense® technology
- ▶ GE ENERGY STAR® Appliances

TECHNOLOGY THAT WORKS SO YOU DON'T HAVE TO.

- ▶ Amazon Echo device
- ▶ WiFi controlled thermostat
- ▶ Eero TrueMesh™ home WiFi system
- ▶ Ring Video Pro Doorbell
- ▶ Schlage® Connect™ Smart Deadbolt
- ▶ WiFi controlled light switches for porch and foyer/entry
- ▶ Choice of 4 media outlets: Cat6 network, RG6 cable, Cat5e phone
- ▶ WiFi garage door opener
- ▶ WiFi module added to irrigation system controller†

ALSO INCLUDED AT TURNER'S CROSSING

- ▶ Full yard irrigation system
 - ▶ Water softener loop
 - ▶ Car charger ready†
- Dedicated 240v/50a circuit for a prewire in the garage*

CONT., ALL THE BELLS AND WHISTLES.

- ▶ Bathrooms
 - Quartz countertops in all bathrooms
 - Delta® chrome faucets in all bathrooms
 - Primary shower with acrylic shower pan, tiled walls and toiletry niche*
 - 36" height raised vanities in all bathrooms
 - Rectangular undermount sinks in all bathrooms
 - Elongated toilet in primary bathroom

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Life-changing by Design™



†Effective with homes starting construction on or after August 1, 2022. Car charging unit is NOT included.

*Per plan. Some features may only be available on specific plans and/or in specific communities. Represented features are only applicable for homes not yet sold or started as of the revision date below. Portable electronic 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.

HomeSmart® package offer limited to builder selected items and residences/homesites at participating neighborhoods, while supplies last. HomeSmart® package offer includes the following: an Echo device, a smart hub, a mesh WiFi system smart switches, a smart alarm, a smart thermostat, a smart lock on the front door, a smart doorbell, and a smart garage door opener. May not be exchanged, redeemed in cash, or combined with other offers. Echo device to be provided to homeowner after close of escrow. A high-speed Internet/WiFi connection is required and buyer is responsible for installing a wireless access point and wireless router to connect to the prewire. Initial setup, activation and 90 days of support is included, but ongoing support is not included and may be available for an additional fee. Additional conditions, restrictions, WiFi equipment fees, taxes, and other fees may apply. Void where prohibited. Subject to availability and change without notice. Amazon, Echo, Alexa and all related logos are trademarks of Amazon.com, Inc. or its affiliates. Used with permission. The included features of our homes are subject to change without notice.

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