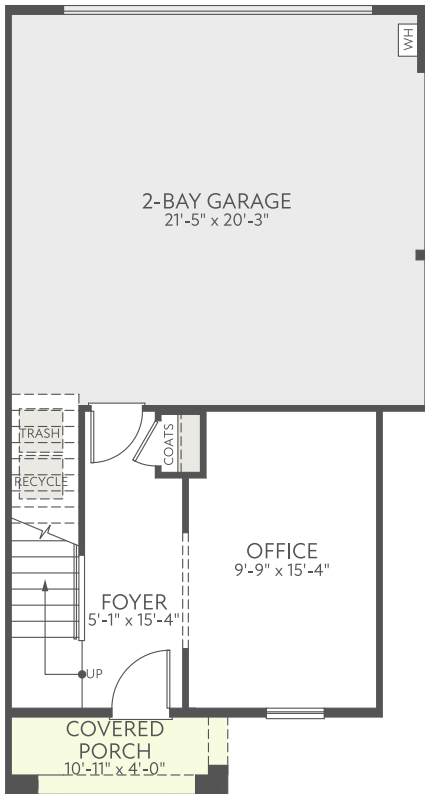


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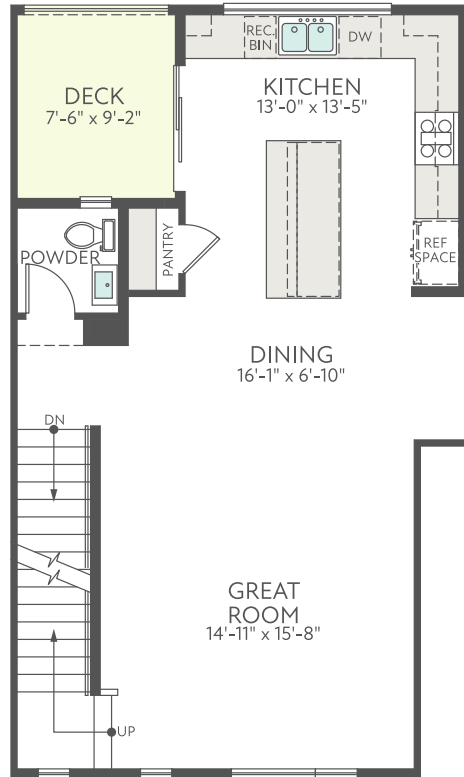
AT VALENCIA

PRELIMINARY - PLAN 1 - MODELED

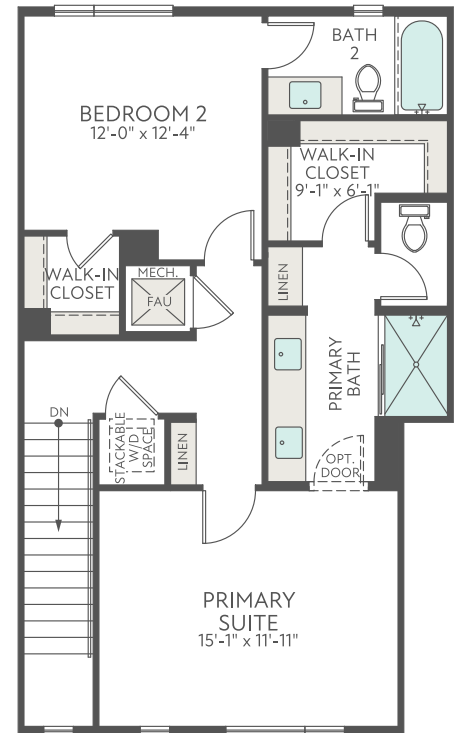
Approximately 1,621 Sq. Ft. | 2 Bedrooms | 2.5 Baths | Office | 2-Bay Garage



FIRST FLOOR-EXTERIOR STYLE A



SECOND FLOOR-EXTERIOR STYLE A



THIRD FLOOR-EXTERIOR STYLE A

Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions, utility connections and square footages may vary per location. Renderings are an artist's conception.

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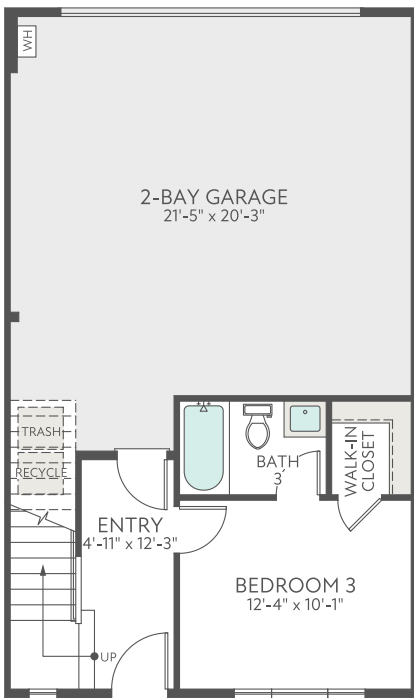


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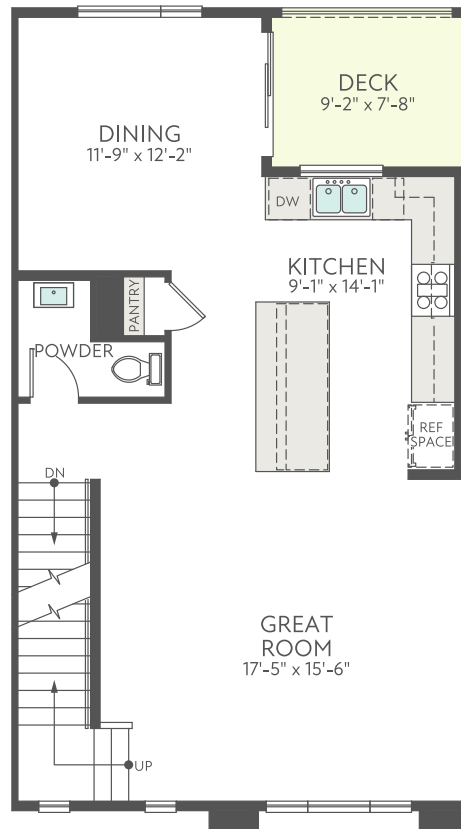
AT VALENCIA

PRELIMINARY - PLAN 2 - NOT MODELED

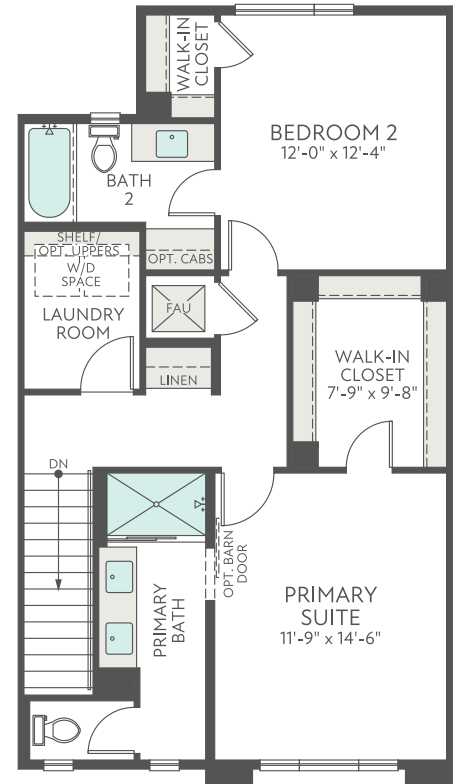
Approximately 1,780 Sq. Ft. | 3 Bedrooms | 3.5 Baths | 2-Bay Garage



FIRST FLOOR-EXTERIOR STYLE A



SECOND FLOOR-EXTERIOR STYLE A



THIRD FLOOR-EXTERIOR STYLE A

Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions, utility connections and square footages may vary per location. Renderings are an artist's conception.

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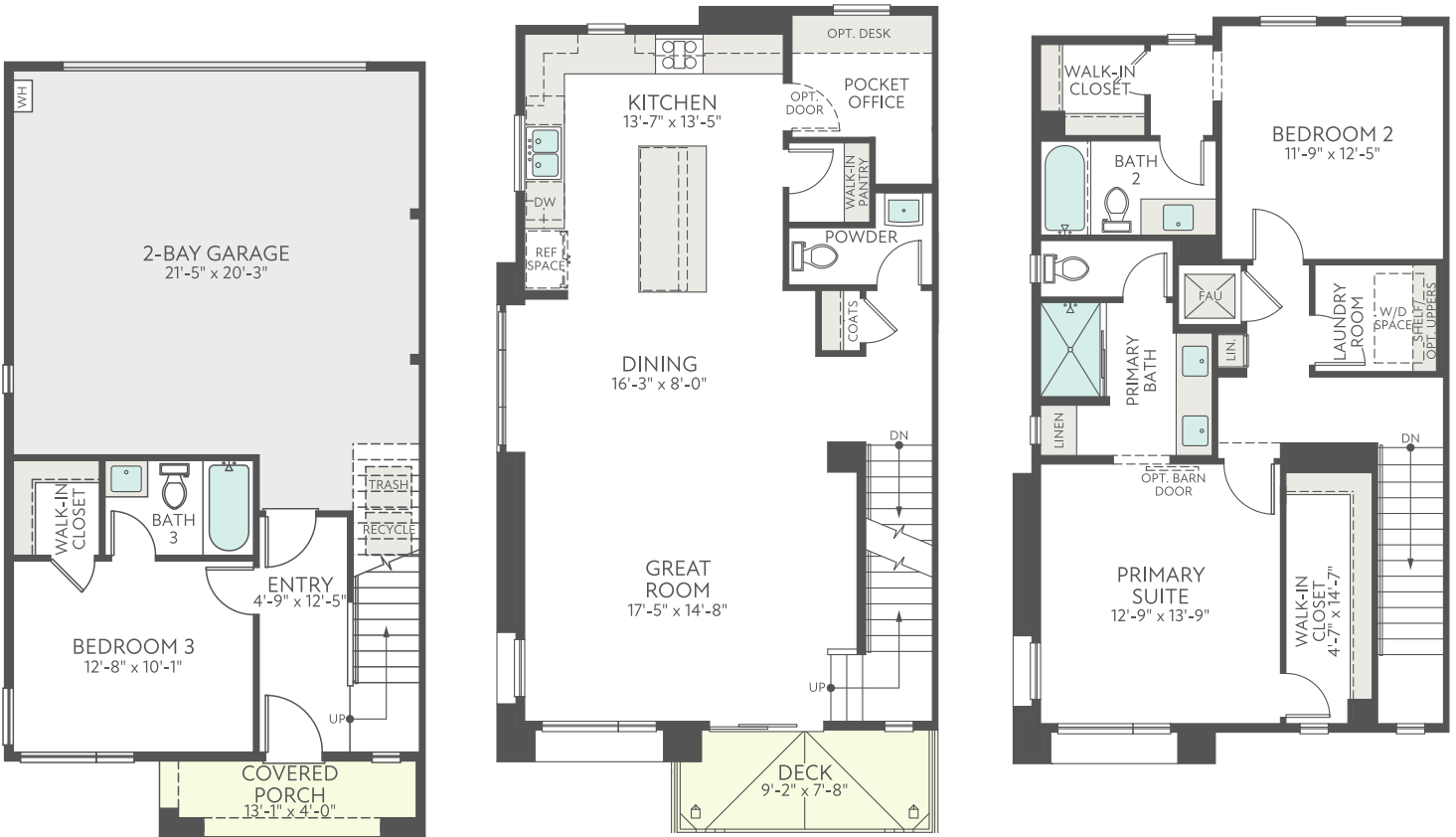


# calla

AT VALENCIA

PRELIMINARY - PLAN 3 - NOT MODELED

Approximately 1,838 Sq. Ft. | 3 Bedrooms | 3.5 Baths | 2-Bay Garage



FIRST FLOOR-EXTERIOR STYLE A

SECOND FLOOR-EXTERIOR STYLE A

THIRD FLOOR-EXTERIOR STYLE A

Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions, utility connections and square footages may vary per location. Renderings are an artist's conception.



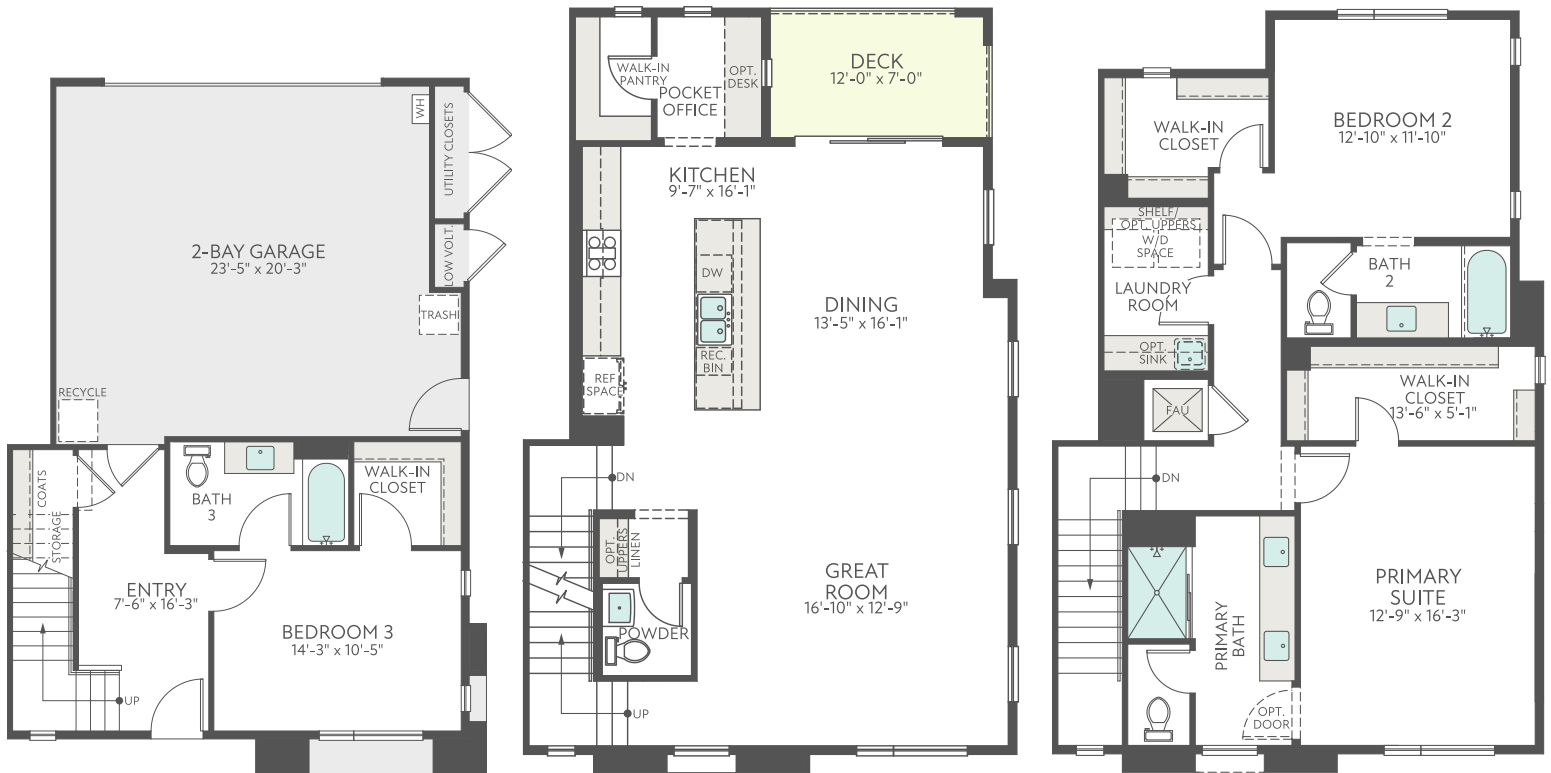
Life-changing by Design

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AT VALENCIA

PRELIMINARY - PLAN 4 - MODELED

Approximately 2,124 Sq. Ft. | 3 Bedrooms | 3.5 Baths | 2-Bay Garage



FIRST FLOOR-EXTERIOR STYLE A

SECOND FLOOR-EXTERIOR STYLE A

THIRD FLOOR-EXTERIOR STYLE A

Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions, utility connections and square footages may vary per location. Renderings are an artist's conception.



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## EXTERIOR RENDERINGS



EXTERIOR STYLE A • COASTAL CONTEMPORARY • MODELED



EXTERIOR STYLE B • MODERN • NOT MODELED

Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions, utility connections and square footages may vary per location. Renderings are an artist's conception.



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AT VALENCIA

FEATURES LIST

## EXCEPTIONAL EXTERIORS

- ▶ Inspired by Modern and Coastal Contemporary architectural styles
- ▶ Low-maintenance 8' Therma-Tru® entry door with Schlage® or Kwikset® exterior door hardware in matte black
- ▶ Insulated sectional steel, roll-up garage door, Wi-Fi enabled automatic opener and two 2-button remotes
- ▶ Finished garage interior that includes drywall, texture and paint with convenient electrical outlets and LED utility light
- ▶ Rain gutters, downspouts, and leader heads
- ▶ Water-resistant exterior electrical outlet at entry door and decks (per plan)
- ▶ Two convenient hose bibs at garage and exterior locations
- ▶ Architecturally coordinated exterior lights

## THOUGHTFULLY APPOINTED INTERIORS

- ▶ Schlage® or Kwikset® lever door hardware in satin nickel
- ▶ 8' interior doors in 5-panel style throughout
- ▶ Sleek 3-1/2" baseboards and 2-1/4" door casing with enamel finish
- ▶ Staircase with low wall and wood cap (varies per plan)
- ▶ Solid surface quartz countertops with undermount rectangular sinks and mirror in full baths
- ▶ Powder bath with pedestal sink and rectangular mirror
- ▶ Delta® plumbing fixtures in polished chrome at all baths
- ▶ Sherwin-Williams® paint in Snowbound throughout
- ▶ European-style, flat-panel cabinetry in white Thermofoil with satin nickel 6" pencil pulls at secondary baths and laundry (per plan)
- ▶ Painted wood shelf at laundry (per plan)

## MODERN KITCHENS

- ▶ European-style, flat-panel cabinetry in white Thermofoil with satin nickel 6" pencil pulls
- ▶ Elegant granite countertops in New Caledonia with 1-1/2" square edge, 6" backsplash and full backsplash at range
- ▶ GE stainless steel appliances:
  - 30" gas range with 5-burners

- Microwave oven/vent hood combination
- ENERGY STAR® dishwasher

- ▶ Refrigerator area pre-plumbed for water and ice line
- ▶ Rectangular stainless-steel double bowl sink with Insinkerator® garbage disposal
- ▶ Delta® chrome, single-handle, pull-down faucet
- ▶ Built-in recycle bin with pull-out drawer

## PRIVATE PRIMARY SUITES

- ▶ Walk-in closet with shelf and natural wood pole, including double shelf and pole at one wall
- ▶ European-style, flat panel cabinetry in white Thermofoil with brushed nickel 6" pencil pulls, quartz countertops, flat polished edge and 4" backsplash
- ▶ Dual vanities with rectangular undermount sinks and Delta® polished chrome faucet
- ▶ Polished edge mirror
- ▶ Fiberglass shower with semi-frameless clear glass enclosure; integrated towel bar

## HOME TECHNOLOGY ADVANCEMENTS

- ▶ TV and data outlets (RG6 & CAT6) outlet for high-speed computer connections and cable TV at great room, bedrooms, loft, and den (per plan)
- ▶ USB outlet at primary suite
- ▶ Hard-wired smoke detectors and carbon monoxide alarms with battery back-up
- ▶ Fire sprinkler system
- ▶ Forced-air heating and climate-controlled air conditioning with programmable Wi-Fi digital set-back thermostats
- ▶ HomeSmart® takes your home from thoughtful to downright brilliant. See following.

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tri pointe<sup>®</sup>  
HOMES



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AT VALENCIA

## FEATURES LIST

**LivingSmart<sup>®</sup>** is our exclusive approach to earth-friendly, energy-saving and tech-savvy home design.

**HEALTH SMART:** Features and finishes that contribute to better indoor air quality.

**ENERGY SMART:** Technology that reduces energy consumption and utility bills.

**EARTH SMART:** The extensive use of sustainable materials that help conserve natural resources.

**WATER SMART:** Plumbing fixtures, appliances and landscape design that help conserve water usage.

**HOME SMART:** Smart technology that helps you stay comfortable, in control and connected from anywhere.

- ▶ A 2.8-3.5 kW solar energy system (varies per plan, leased with option to purchase) generates renewable energy and puts California's most abundant resource to use.
- ▶ A Rheem<sup>®</sup> tankless water heater is more energy-efficient than a conventional water heater.
- ▶ Low-E window glass helps keep the sun's heat outside, reducing annual cooling costs and protecting household items against sun damage.
- ▶ A digital programmable thermostat helps to control energy use in the home and can save money.
- ▶ Dimmer switches and occupancy sensors allow greater control of energy usage.
- ▶ LED lighting is more energy-efficient than incandescent lighting.
- ▶ A high-efficiency HVAC system with 16-SEER heat pump reduces electrical usage.
- ▶ HVAC filters provide for better indoor air quality.
- ▶ R-9 insulated steel sectional garage door reduces heat buildup.
- ▶ Weatherstripping on all exterior doors helps keep interior temperatures more comfortable year-round.
- ▶ Quiet bathroom fans with built-in humidistat controllers help to reduce moisture and automatically turn off when the humidity level has dropped.
- ▶ An ENERGY STAR<sup>®</sup> dishwasher exceeds federal energy standards.
- ▶ WaterSense<sup>®</sup> toilets, faucets and shower heads conserve water and reduce water bills.
- ▶ An on-demand expedited hot water delivery system, with activation buttons in select locations, reduces water waste.
- ▶ Low-VOC, water-based wood finish and interior paint, caulking and adhesives contributes to a healthy living environment for your family.
- ▶ A Taexx<sup>®</sup> built-in pest control system allows for targeted service that limits contact with your family and pets (service not included).
- ▶ Engineered wood products resist warping, splitting and shrinking while preserving our forests.
- ▶ A built-in recycle bin in your kitchen helps you to easily separate recyclables from trash.
- ▶ An EV (electric vehicle) charging station in the garage makes alternative transportation choices convenient and Earth-friendly.
- ▶ Tri Pointe Homes Recycle/Reuse program puts unused construction materials back to work, saving our natural resources.



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HOMES



Smart Thermostat



Smart Doorbell



Mesh WiFi System



Smart Switch



Smart Lock



Smart Garage

## Get Smart, Live Brilliant.

Included in every home we build, our package of HomeSmart® technology helps you stay comfortable, in control, and connected from anywhere.

### Smart home devices raise your home's tech IQ.

#### Extra Peace of Mind:

- ▶ Control home access from your smart device.
- ▶ Monitor comings and goings.
- ▶ Let in service providers and guests.

#### WiFi, Amplified:

- ▶ A Mesh WiFi System helps keep signals strong.
- ▶ Devices stay connected better.
- ▶ Additional bandwidth for more fluid streaming.

#### Control on Tap:

- ▶ Access lighting, temperature and more via your smart device.
- ▶ Create custom settings.
- ▶ Help save energy from virtually anywhere.



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 Spot, a smart hub, a smart thermostat, a smart lock on the front door, and a smart doorbell. May not be exchanged, redeemed in cash, or combined with other offers. Echo devices to be provided to homeowner after close of escrow. A high-speed Internet/Wi-Fi connection is required and buyer is responsible for installing a wireless router. 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, Wi-Fi 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 prices of our homes, included features, plans, specifications, promotions/allowances, neighborhood build-out and available locations are subject to change without notice. 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 referral fee, if available. Not all features and options are available in all homes. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. CA Contractor's License No. 1018637. CA DRE License No. 02025660. © 2018 TRI Pointe Homes, Inc., a member of the TRI Pointe Group. All rights reserved. 8/19

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PRELIMINARY - COMMUNITY MAP



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