



TRENDMAKER[®]
HOMES

Park Trails

Included Features

INTERIOR FEATURES

- Volume ceilings (per plan)
- Rounded drywall corners for added style (excludes windows, garage, closets and 45 degree corners)
- Ceramic tile flooring in entry, kitchen, baths & utility room
- Plush stain resistant carpeting
- Decorative wood window sills
- Two-panel grooved detail with smooth finish hardboard interior doors in Santa Fe style 6'8"
- Satin chrome round shaped interior door knobs
- Privacy locks on master bedroom and water closets
- Lighting fixtures in brushed nickel
- Wood closet shelving
- Water shut-off valves at kitchen sink, bath vanities and water closets
- Washing machine and electric dryer connections
- Tilt-in windows for easy cleaning
- Low VOC (Volatile Organic Compound) - carpet, paints and finishes
- 3.25" colonial baseboards

INSPIRING KITCHENS

- 42" flat or raised panel hardwood cabinets with 2" crown mould on uppers and cabinet over refrigerator
- 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel free-standing range
- Stainless steel dishwasher
- Stainless steel microwave
- Ceramic tile flooring (includes adjoining eating area)
- Recessed can lights in kitchen (per plan)
- 1/3 hp InSinkErator garbage disposal
- Delta® Linden single handle faucet with vegetable sprayer
- Kitchen pantry
- Ceramic tile backsplash set diagonal
- Under-mount 8" deep, 50/50 double bowl stainless steel sink

ELECTRICAL

- 3 CAT 5e phone outlets and 3 RG6 cable outlets
- Toggle switches throughout
- Square D electrical panel-200 amp
- Ceiling fan with light kit included in family room and master bedroom
- Prewire and block for fans in all bedrooms and gameroom (per plan)
- G.F.C.I. outlets in all wet areas, front porch and patio
- Smoke detectors interconnected for your safety per code and city requirements
- Full security system with one keypad

GARAGE

- Garage walls are drywall with tape and bed only (no baseboards, texture or paint)
- Raised panel insulated garage door
- Garage door opener pre-wire
- Keyless light fixture

LUXURIOUS BATHROOMS

- Ceramic tile flooring in master, powder and secondary baths
- Ceramic tile shower surround on walls set straight
- Marlana vanity countertops in master and secondary baths
- Dual sinks in master and secondary baths (per plan) with double handle faucets
- Delta® Windemere tub and shower faucets in chrome
- Temperature controlled high performance shower valves
- Vented exhaust fans in all bathrooms to exterior
- Ceramic shower enclosure with seat in master bath (per plan)
- Lighting fixtures and hardware in brushed nickel
- 36" height vanities with flat panel hardwood cabinets
- Elongated commode in all bathrooms

QUALITY CONSTRUCTION

- Engineered post tension foundation
- Finger jointed studs
- Vapor barrier under all concrete floors
- Engineered floor system (2-story homes only)
- Tongue and groove ¾" OSB sub floor glued and screwed (2-story homes only)
- Wind shear design with combination of bracing and structural insulated sheathing
- Home orientation and walk-through(s) with your personal builder before start, at pre-drywall and prior to close
- Ten year transferable new home warranty provided by 2-10 Home Buyers Warranty Corporation
- 3rd party quality assurance testing

EXTERIORS WITH CURB APPEAL

- New, flexible floorplans with beautiful curb appeal
- High performance-reflective, Low-E vinyl windows with a tilt-in feature for easy cleaning
- Divided light front windows (per plan)
- 6'8" panel textured and stained fiberglass front door with deadbolt
- 25-year shingles
- Two exterior frost proof hose bibs
- Weather proof electrical outlets at each exterior door
- Concrete driveways and patios
- 6' privacy fence with steel posts and gate (lot permitting)
- Full sprinkler system
- Full sod
- Covered back patio
- Taexx® pest control tube system built into walls and Borate treatment to all 1st floor studs and 1st floor plumbing location(s)
- Fiber cement siding
- 100% clay fired brick with a lifetime warranty
- Full gutters with splash blocks

ENERGY SAVING FEATURES

- 100% Energy Star® 3.1 Certified homes - Each home inspected and rated by 3rd party
- Environments for Living® (EFL) with 3 year heating and cooling guarantee
- R-50 insulation in attic
- R-13 batt insulation in walls
- R-3 foam board and R-3 SIS structural board exterior sheathing
- R-22 batt insulation in sloped areas
- High performance-reflective, Low-E vinyl windows
- Pex® plumbing system
- High performance water saving plumbing fixtures
- Energy efficient 50 gallon electric hybrid water heater
- 15 SEER with heat pump
- Dual Zone A/C system on 2-story plans
- Dryer vented to exterior
- Continuous ventilated soffit and static roof venting
- CFL lighting - 80%
- Rain sensing irrigation
- Programmable thermostat
- Radiant barrier roof decking
- Sill Seal system on bottom plates
- All ventilation systems run to outside
- Abundant air returns throughout the home

AVAILABLE UPGRADES

- 3rd car garages
- Media room (per plan)
- Fireplace
- Appliances: single wall oven, double oven, refrigerator & washer/dryer
- Abundant flooring, cabinet and countertop options
- Window coverings
- Garage door openers

About TRI Pointe Group

Trendmaker Homes has over 45 years of experience building, delivering and standing behind thousands of homes throughout Texas. At Trendmaker Homes we strategically design each floor plan to create a home that's designed for the life you want to live. Built with both livability and lifestyle in mind, every detail has been thoughtfully planned to incorporate what you've always wanted in a new home. With every design choice, we offer the very latest in styles, fixtures and quality from our exceptional design studio. Trendmaker Homes is a proud member of the TRI Pointe Group, a family of premium regional homebuilders supported by the leadership of a national foundation.

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