



TRENDMAKER HOMES

Miramonte Estates (80' Homesites) Included Features

INTERIOR FEATURES

- Volume ceilings (per plan)
- Art niches and arches (per plan)
- Level III engineered hardwood floors in foyer, extended foyer & dining room
- 5.25" baseboards on first floor & 3.5" baseboards on second floor
- Rounded drywall corners for added style (excludes windows, garage, closets & 45 degree corners)
- Valet with built-in shelves (per plan)
- Level III ceramic tile flooring in kitchen, baths & utility room
- Level III plush stain resistant carpeting
- Decorative wood window sills
- Two-panel, hollow core, grooved detail interior doors with smooth finish in Santa Fe style
- 8' hollow core interior doors on first floor and 6'8" interior doors on second floor
- Satin nickel interior door levers
- 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 & water closets
- Washing machine and electric dryer connections
- Utility room base cabinets with engineered marble countertops (per plan)
- Fireplace with cast stone surround
- Wrought iron staircase balusters with stained handrail 1st and 2nd floor (per plan)
- Oak starter step
- Tilt-in windows for easy cleaning
- Low VOC (Volatile Organic Compound) - carpet, paints & finishes

INSPIRING KITCHENS

- 42" raised panel Knotty Alder or Red Oak custom cabinets with 2" crown mould on uppers and cabinet over refrigerator
- Luxury kitchen cabinet package with 36" decorative wood vent hood
- Level III 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel built-in oven
- Stainless steel 36" built-in gas cooktop with 5 burners
- Stainless steel dishwasher
- Stainless steel built-in microwave
- Level III ceramic tile flooring
- Recessed can lights in kitchen (per plan)
- 1/3 hp InSinkErator garbage disposal
- Delta® Linden single handle faucet with sprayer
- Kitchen pantry
- Level III ceramic tile backsplash set diagonal
- Under-mount 50/50 double bowl 8" deep stainless steel sink
- Rollout trash can cabinet (per plan)

GARAGE

- Garage walls are textured, painted & trimmed
- Cedar overlay garage door
- Garage door openers
- 3 - 3.5 car garage (plan specific)
- Keyless light fixture

LUXURIOUS BATHROOMS

- Level III ceramic tile flooring in master, powder & secondary baths
- Level III ceramic tile shower surround set straight
- Engineered marble countertops in master & secondary baths with dual drop in sinks (per plan)
- Delta® Windemere tub and shower faucets in stainless
- Temperature controlled high performance shower valves
- Pedestal sink in powder bath (per plan)
- Level III ceramic shower enclosure with seat in master bath (per plan)
- Drop-in tub in master bath with level III tile skirt
- Vented exhaust fans in all bathrooms to exterior
- 36" height vanities with raised panel Knotty Alder or Red Oak cabinets
- Elongated commode in all baths
- 4"x4" or 6"x6" tile mudpan in master shower

ELECTRICAL

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

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
- 3 party quality assurance testing

EXTERIORS WITH CURB APPEAL

- Buff mortar on all elevations
- New, flexible floorplans with stone accents on select elevations for beautiful curb appeal
- High performance-reflective, Low-E vinyl windows with a tilt-in feature for easy cleaning
- Divided light front windows (per plan)
- 8' stained fiberglass front door with deadbolt
- 30 year shingles
- Two exterior frost proof hose bibs
- Weather proof electrical outlets at each exterior door
- Concrete driveways with rock salt finish
- Covered rear patio (per plan)
- Full sod and sprinkler system
- Pre-stained wood privacy fence
- 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 down spouts

ENERGY SAVING FEATURES

- 100% Energy Star® 3.1 Certified homes: Each home inspected and rated by a 3rd party
- Environments for Living® (EFL) 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
- Zurn Pex® plumbing system
- High performance water saving plumbing fixtures
- Rinnai® tankless water heater (sized per plan)
- 16 SEER central A/C
- 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

- Media room (per plan)
- Appliances: double oven, refrigerator & washer/dryer
- Abundant flooring, cabinet & countertop options

About Trendmaker Homes

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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