

Alder Trails— 70's FEATURE SHEET

GRANDE/PREMIER SERIES

• Flip House

Inspired Kitchens

- Built-in stainless appliances with 30" gas cooktop, single oven, dishwasher, microwave and vent hood
- 42" Maple cabinets w/ adjustable shelves and bump out at cooktop
- Butler's Pantry (per plan)
- Electrical outlets on backsplash installed horizontally
- Granite countertops in kitchen level 1
- Ceramic tile in kitchen/breakfast level 1
- Ceramic tile on kitchen backsplash diagonal level 1
- Stainless undermount sink 50/50 split, 9 inches deep
- Moen stainless Camerist pull out faucet w/ spray
- Kichler LED lighting in kitchen/breakfast
- DuPure filtered drinking water system at kitchen sink w/ stainless spigot

Inspired Master Suites

- Granite vanity countertops in master level 1
- Ceramic tile flooring level 1
- Maple cabinets w/ raised vanities and knee space (per plan)
- Elongated commode in master bath
- Separate shower with chrome shower frame and ceramic tile recessed mud set floor level 1
- Garden tub with cultured marble skirt and tile surround level 1
- Moen Brantford chrome faucets
- Climate controlled spacious walk in closets with durable shelving, natural clothing rods

Inspired Interiors

- Ceramic tile in all baths and utility level 1
- Crown molding in entry, entry coffer ceiling, dining and study (per plan)
- 4 1/2" base boards downstairs and upstairs and 3 1/2" casing down and up
- Rockport interior 5 vertical panel doors 8' downstairs, 6'8" upstairs
- Square sheetrock corners and openings per plan
- Coffered ceilings and art niches (per plan)
- Décor light switches
- Dramatic staircase with metal spindles, stained red oak handrail and pyramid top box newel posts, MDF paint grade cap and risers (per plan)
- PPG paint, 2 interior choices with white enamel trim
- Secondary bedrooms and gameroom pre-wired for ceiling fan
- Ceiling fans in family and master suite - 3 speed 52"
- Kichler brushed nickel or bronze lighting package "Stafford"
- Secondary baths cultured marble vanity
- Moen Brantford Chrome faucets in all baths
- Round commodes in secondary baths
- Square pedestal sink, elongated commode at powder room
- Secondary bath cabinets maple standard height
- Schlage Stratus satin nickel interior door hardware

Inspired Exteriors

- Meridian Brick featuring Boral or Forterra Brick on 4 sides of 1st floor (plan)
- Stucco board ilo siding
- Covered rear patio w/LED lighting and pre-wire for ceiling fan (per plan)
- Fiberglass leaded glass entry door 8' w/ Schlage Barcelona satin nickel handleset
- Rear door 8' 1 lite
- 6 foot privacy fence with gate
- Landscaping packages to include professionally installed trees and shrubbery in the front yard
- Sod in the front and back yard
- Programmable sprinkler system front and back yard
- Garage doors per plan with openers and remotes
- Custom cast stone address plaque
- PPG exterior paint with two tone color
- Aluminum gutters on front of home

05/09/2018



All information (including, but not limited to, prices, views, availability, incentives, floor plans, site plans, fee-bases, standards and options, assessments and fees, planned amenities, programs, conceptual artist renderings and community development plans) deemed reliable as of publication date but not guaranteed and/or subject to change daily or delay without notice. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. As-Built Condition will control. Prices shown may not reflect premiums, upgrades and options. Lot status "Sold" is an inclusive term that describes the present status of the Contract submitted. Pending sale or closed property. All homes subject to prior sale. Maps and plans are to scale and all dimensions are approximate. Taylor Morrison received the highest numerical score in the proprietary Lifestyle Research 2016 and 2017 America's Most Trusted Home Builder study. The 2016 study based on 39,079 new home shoppers from Jan-Dec 2015, and 2017 study based on 31,764 new home shoppers from Jan-Dec 2016 in the United States. Your experience may vary. Visit www.lifestyle-research.com. Not an offer in any state where prohibited or otherwise restricted by law. Please see a Community Sales Manager and visit www.taylormorrison.com for details. © January 2017 Taylor Morrison of Texas, Inc. All rights reserved. TM-STA-002

taylor
morrison

Homes Inspired by You



Inspired Construction

- Professionally engineered post-tension cable and concrete foundation
- 30 year mildew resistant shingles
- Engineered I-Joist for 2nd floors with 3/4" structure wood subfloor
- Fresh air blending system provides proper exchange of outside and inside air to improve air quality
- Screwed and glued sub flooring
- Radiant barrier roof decking

Inspired Energy

- High Efficiency 15 Seer air condition system with new environmentally friendly R-410 refrigerant
- Electrical panel at garage
- Energy Star Honeywell programmable thermostat
- Rinnai tankless water heater with endless hot water supply, designed per plan
- Energy saving Low E double pane windows with energy efficient tinted glass
- Ridge vents with vented soffit

Inspired Technology

- Smoke detector with battery back up in all bedrooms
- Prewire for security contacts at all accessible operable openings
- Prewire for recessed security contacts at all operable doors
- Prewire for security camera 2 locations
- Installation of 1 LCD security keypad at garage entry door, prewire to master bedroom
- Interior siren and battery backup
- Surround sound prewire at one location including wiring for 5 speakers and 1 subwoofer
- CAT 5 advanced wiring for phones
- RG6 Quad shield coaxial cable for cable TV
- Motion detector prewire at family room (no trim out)

Inspired Service

- Two 3 hour consultations and one 2 hour final consultation with Design Center within 21 days of Purchase Agreement date
- Preconstruction meeting with buyer
- Pre-drywall meeting with buyer
- New home demonstration

All included features are subjected to modification without notice including changes, additions, and deletions. Some included features may not be available on all floor plans or in all communities. Some included features are only available on specific plans and/or in specific communities. See a Sales Associate for a list of other included features for a specific community or plan. The availability and pricing of these features is subject to change without prior notice. Seller also reserves the right to make any modifications, changes, or omissions to the home as long as they do not substantially adversely affect the home or if they are required by code changes with any governmental authority, and to substitute materials, equipment, cabinets, fixtures, appliances, and/or flooring coverings with items similar or of greater quality, utility, value and/or color. Materials such as brick, wood, wood grain, carpeting, paint, cabinets, granite, cultured marble, tile, laminate, and the like are subject to shading and gradation and may vary from sample, models or colors charts. Seller will not be liable for such variation.

Buyer Acknowledgement: _____ Date: _____

Buyer Acknowledgement: _____ Date: _____

05/09/2018



All information (including, but not limited to, prices, taxes, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists renderings and community development plans) deemed reliable as of publication date but not guaranteed and/or subject to change daily or daily without notice. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. As-Built Condition will control. Prices shown may not reflect premiums, upgrades and options. Lot status "Sold" is an inclusive term that describes the present status only. Contract submitted. Pending sale or Closed property. All homes subject to prior sale. Maps and plans shown to scale and all dimensions are approximate. Taylor Morrison received the highest numerical scores in Entrepreneur's Industry Research 2016 and 2017 America's Most Trusted® Home Builder study. The 2016 study based on 39,179 new home shoppers from Jan-Dec 2016, and 2017 study based on 31,764 new home shoppers from Jan-Dec 2017 in the United States. Your experiences may vary. Visit www.taylormorrison.com for details. © January 2017 Taylor Morrison of Texas, Inc. All rights reserved. See "Pricing" site a Community Sales Manager and visit www.taylormorrison.com for details. TM-STA-002

taylormorrison.com