

Information provided by seller as a courtesy for any potential buyer & not verified by Laura Powers Property Group.

Kathy Vogler

dotloop verified
02/15/24 1:38 PM CST
FQPY-EQON-ECIL-PTLR

Michelle Vogler

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02/15/24 12:48 PM CST
ZANG-RVCH-MJG-JERN

Bridgeland 80'

tri pointe
HOMES

INCLUDED FEATURES

LIVINGSMART®

- 16 SEER performance rated Lennox® HVAC
- Attic duct integrity testing
- Dow Styrofoam™ sheathing (per community)
- Energy-efficient radiant barrier roof decking
- Energy-efficient, cost-saving LED lighting throughout
- Fresh air intake system for improved air quality
- Professional energy-audited blower door test to certify air tightness
- Guardian certified, energy-efficient home
- High-performance double pane, Low-E vinyl windows
- High-performance whole house media air filters
- Independent thermography scan of home
- Insulated Wayne Dalton® garage door
- Poly sealed plates/doors/windows reduces air infiltration
- Rinnai® high efficiency natural gas tankless water heater

HOMESMART™

- Echo devices (2)
- Eero home WiFi mesh network
- Automatic garage door opener with remote(s) and WiFi connectivity
- Lennox® WiFi controlled thermostats
- Ring Video Doorbell Pro
- WiFi controlled light switches (3)

PREMIUM CONNECTIONS

- Built-in surge protection throughout entire home
- CoAx/CAT-6 outlets in family, game room, study and primary bedroom
- Intrusion alarm system with keypad
- Prewired for 5.1 surround sound in family room and media room*

PREMIUM TOUCHES

- 1 x 6 baseboards throughout entire home
- 8' interior and exterior doors on first floor*
- Choice of wrought iron or wood balusters on staircase
- Ceiling fans with light kits in family, game room, primary and study
- 8' front entry door in divided light, solid, Craftsman or Contemporary style
- Decora rocker light switches
- Direct-vent gas log fireplace with remote*
- French single lite glass door(s) at study
- Schlage® satin nickel level interior door handles
- Choice of rounded or square corners (excludes window returns) on interior walls

PREMIUM FLOORS

*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. HomeSmart® package 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. †Not applicable for all homes.

- Ceramic tile flooring in entry, family, kitchen, breakfast, and all bathrooms
- Mohawk® brand carpet with Scotchguard™ protection in all bedrooms and rest of home

PREMIUM STORAGE AND WORKSPACE

- Built-in backpack rack with charging outlet*
- Storage area under stairwell*
- Generously sized or walk-in closets in secondary bedrooms
- Signature hidden storage area*
- Linen storage for primary and secondary baths*

PREMIUM KITCHENS

- Choice of stained or painted 42" kitchen wall cabinets
- Granite or Silestone® countertops
- Coordinating hardware on kitchen cabinets
- Oversized "pots and pans" drawers*
- Delta® single-lever faucet with pull-out sprayer
- Pull-out trash can cabinet in kitchen
- Drinking water filtration system at kitchen sink
- Spacious walk-in pantry w/ automatic light and spice rack*
- GE™ 36" gas cooktop with five (5) sealed burners
- Stainless steel undermount sink
- GE™ Profile™ stainless steel appliances including WiFi connected double oven

PREMIUM BATHS



- Beveled vanity mirrors in primary bath
- Enclosed primary shower with tile walls & recessed shelf*
- Coordinating hardware on all primary bath cabinets
- Framed vanity mirror in powder bath
- Delta® Ashlyn chrome faucets in all baths
- Full-length dressing mirror in primary bath*
- Drop-in rectangular sink in all secondary baths
- Sunken soaking tub in primary bath*
- Elongated toilets in all baths
- Undermount rectangular vanity sinks in primary bath
- Granite, Silestone® or Venetian engineered marble countertops in all baths
- Vanity cabinet with granite countertop and drop-in rectangular sink in powder room

PREMIUM OUTDOOR LIVING

- Back patio block and wired for future ceiling fan(s)
- Limited one-year warranty on planted trees and shrubs
- Fully sodded front and back yards (per community)
- Plumbed gas supply on back patio for grill / fireplace*
- Landscaped front yards
- Rain gutters on the front and rear of home*
- Uniquely designed landscape plans for each homesite with specifically selected, regionally tolerant plants
- Sprinkler systems (per community)

PREMIUM CONSTRUCTION

- 100% acrylic-based exterior paint by Sherwin-Williams®
- HomeTeam® Pest Defense termite borate wood treatment
- Designer, low VOC interior paint by Sherwin-Williams®
- Independent quality assurance inspection
- Extended 2-year warranty for roof leak repair
- Limited lifetime manufacturer warranty of shingles
- GHBA Green Built Gulf Coast certified
- Structural design by a licensed Professional Engineer
- HardiePlank® brand fiber cement siding
- Tri Pointe Homes Limited Warranty
- HomeTeam® Pest Defense in-wall pest control system
- Trus Joist® engineered floor joist system*
- Multiple code-certified inspections throughout construction process

	
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