


PARKER ONE

Model Amenities – PLAN 3AR

ROOM	INCLUDED IN HOME	OPTIONS IN MODEL
EXTERIORS	<ul style="list-style-type: none"> ◆ 2.8kW Solar Electric System Lease (Option to Purchase) ◆ Weather –Resistant Painted Stucco ◆ Insulated Sectional 7' Roll-Up Garage Door, Chain Drive Door Opener ◆ Weather Resistant Electrical Outlets – quantity & locations per plan ◆ LED Exterior Light Fixture at Entry and Garage ◆ Leader Heads & Downspouts (Locations Vary by Building) ◆ Home Team Taexx Pest Control Port 	<ul style="list-style-type: none"> ◆ Model Security Camera (Model only)
HOME SMART®	<ul style="list-style-type: none"> ◆ Home Automation System with Amazon Show Voice Control to Connect Wirelessly Using a Wide Range of Smart Devices and Make Them Work Together ◆ eero Home Wi-Fi System includes 3-EEROs – Designed to Deliver Signals Throughout Your Home ◆ Expert Activation Appointment to Set Up Integrated Devices ◆ Schlage Smart Deadbolt in Matte Black - Integrates with Amazon Voice Control and Provides Keyless Entry at the Front Door. (Not Available at ADA Units Because it Does not Meet ADA Requirements) ◆ Honeywell® Lyric™ T6 Pro Square Programmable Wi-Fi Thermostat - Integrates with Amazon Voice Control ◆ Ring™ Doorbell with Video, Motion and Audio Capabilities can be used with your Smart Device ◆ Leviton® Smart Wi-Fi Switches at Exterior & Interior Entry Lights - Integrates with Amazon Voice Control ◆ Lift Master Wi-Fi Enabled Garage Door Opener can be used with your Smart Device 	
ENTRY	<ul style="list-style-type: none"> ◆ Surface Mount LED Lighting on Leviton Smart Wi-Fi Switch ◆ 8' Entry Door with Schlage Smart Handle Set in Matte Black 	<ul style="list-style-type: none"> ◆ Crown Moulding ◆ Prewire for Hanging Light Fixture
DEN	<ul style="list-style-type: none"> ◆ TV & Data Outlet 	<ul style="list-style-type: none"> ◆ Crown Moulding ◆ (4) Surface Mount LED Lights ◆ Prewire for Wall Sconces ◆ (5) Wall Sconces and Prewire (Decorator Item) ◆ Built-In Bookcase in Lausanne finish with Floating Shelves and Quartz Countertop
POWDER	<ul style="list-style-type: none"> ◆ White Pedestal Sink with Delta® Center-Set Chrome Faucet (Adaptable Cabinet at ADA Unit) ◆ Polished Chrome Bath Accessories ◆ Mirror with Polished Edge ◆ White China Toilet with Elongated Seat ◆ Surface Mount LED Lighting & Bath Fan 	<ul style="list-style-type: none"> ◆ Upgraded Pedestal Sink ◆ Framed Mirror ◆ Full Height Custom Tile Wall Splash ◆ Wallpaper (Decorator Item)
COAT CLOSET	<ul style="list-style-type: none"> ◆ Closet with Painted Shelf and Natural Wood Pole ◆ Surface Mount LED Lighting 	
GARAGE	<ul style="list-style-type: none"> ◆ Direct Access Door to the Home ◆ 7' Insulated Garage Doors by Wayne Dalton ◆ Lift Master Wi-Fi Chain Drive Opener and (2) 2-button remotes ◆ LED Utility Light ◆ Car Charger Conduit ◆ Hose Bibb ◆ Trash & Recycle Area 	
STAIRWELL FROM FIRST TO SECOND FLOOR	<ul style="list-style-type: none"> ◆ Low Wall with Painted Wood Cap ◆ Paint Grade Wall Rail with Satin Nickel Brackets ◆ Surface Mount LED Lighting 	<ul style="list-style-type: none"> ◆ Open Rail Stair System Stain Grade with Metal Tubular Balusters ◆ Brick Wall Treatment (Decorator Item)
KITCHEN	<ul style="list-style-type: none"> ◆ GE® Stainless Steel and Black 5-Burner 30" Gas Range ◆ GE® Stainless Steel Microwave/Range Hood with 300 CFM ◆ GE® Stainless Steel Energy Star Rated Dishwasher ◆ Stainless Steel Rectangular Undermount Sink with Delta® Chrome Pull-Out Faucet ◆ Under Cabinet Switch for Insinkerator® Garbage Disposal ◆ Quartz Countertops Including Island with 6" Backsplash, Full Splash at Cooktop, 1-1/2" Square Edge ◆ Cabinetry in White Thermofoil Flat Panel Door, Satin Nickel Pulls ◆ Surface Mount LED Lighting 	<ul style="list-style-type: none"> ◆ GE® Stainless Steel Profile Appliance Package ◆ GE® Stainless Refrigerator ◆ (3) Hanging Light Fixtures and Prewire (Decorator Item) ◆ Upgraded Brizo Faucet in Matte Black/Luxe Gold ◆ Upgraded Stainless Steel Sink ◆ Upgraded Quartz Countertop and Island with Full Brick Back Splash and Waterfall Edge at Island ◆ Tiled at Face of Island ◆ Cabinetry with Flat Panel door in Lausanne Finish ◆ Kitchen Island Cabinetry with Shaker Door in Graphite Nero Finish ◆ Cabinet Pulls in Matte Black Finish ◆ Under Cabinet Lighting ◆ Crown Moulding ◆ Brick Wall Treatment (Decorator Item)
PANTRY	<ul style="list-style-type: none"> ◆ Surface Mount LED Lighting ◆ Painted Shelving 	
DINING	<ul style="list-style-type: none"> ◆ (2) Surface Mount LED Lights 	<ul style="list-style-type: none"> ◆ Prewire for Hanging Fixture ◆ (1) Hanging Light Fixture (Decorator Item) ◆ Cabinetry with Flat Panel door in Lausanne Finish and Quartz Countertop ◆ Brick Wall Treatment (Decorator Item) ◆ Crown Moulding
POWDER 2	<ul style="list-style-type: none"> ◆ White Pedestal Sink with Delta® Center-Set Chrome Faucet ◆ Polished Chrome Bath Accessories ◆ Mirror with Polished Edge ◆ White China Toilet with Elongated Seat ◆ Surface Mount LED Lighting & Bath Fan 	<ul style="list-style-type: none"> ◆ Framed Mirror
ROOM	INCLUDED IN HOME	OPTIONS IN MODEL


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POWDER VESTIBULE	<ul style="list-style-type: none"> ◆ White Thermofoil Low Linen with Satin Nickel Pulls 	<ul style="list-style-type: none"> ◆ Cabinetry with Flat Panel door in Lausanne Finish ◆ Cabinet Pulls in Matte Black Finish
LIVING ROOM	<ul style="list-style-type: none"> ◆ TV & Data Outlet ◆ 6' Sliding Glass Door to Deck 	<ul style="list-style-type: none"> ◆ (4) Surface Mount LED Lights ◆ Prewire for Ceiling Fan ◆ Ceiling Fan ◆ Built-in Media Cabinet with Floating Shelves in Lausanne finish ◆ Crown Moulding ◆ Brick Wall Treatment (Decorator Item) ◆ Flat Screen TV (Decorator Item)
DECK	<ul style="list-style-type: none"> ◆ Stucco Walls with Iron Balcony Railing ◆ LED Exterior Light Fixture ◆ Weather Resistant Outlet 	
STAIRWELL FROM SECOND TO THIRD FLOOR	<ul style="list-style-type: none"> ◆ Low Wall with Painted Wood Cap at Third Floor ◆ Paint Grade Wall Rail with Satin Nickel Brackets ◆ Surface Mount LED Lighting 	<ul style="list-style-type: none"> ◆ Brick Wall Treatment (Decorator Item)
HALLWAY	<ul style="list-style-type: none"> ◆ Surface Mount LED Lighting ◆ Full Height Linen Cabinetry in Matte White Thermofoil Flat Panel Door with Satin Nickel Pulls 	<ul style="list-style-type: none"> ◆ Cabinetry with Flat Panel door in Lausanne Finish ◆ Cabinet Pulls in Matte Black Finish
PRIMARY SUITE	<ul style="list-style-type: none"> ◆ TV/Data Outlet ◆ USB Outlet 	<ul style="list-style-type: none"> ◆ Ceiling Wood Beams ◆ (4) Surface Mount LED Lights ◆ Prewire for Hanging Light Fixtures ◆ (2) Hanging Light Fixtures (Decorator Item)
PRIMARY BATH	<ul style="list-style-type: none"> ◆ Quartz Countertop with 4" Splash and Flat Polished Edge ◆ Cabinetry in Matte White Thermofoil Flat Panel Door with Satin Nickel Pulls ◆ (2) White Oval Undermount Sinks ◆ (2) Delta Center-Set Chrome Faucets ◆ (1) Mirror with Polished Edge ◆ Chrome Bath Accessories ◆ Fiberglass Shower with Simulated Subway Tile Surround ◆ Semi-Frameless Shower Enclosure with ¼" Clear Glass and Towel Bar in Chrome ◆ White China Elongated Toilet ◆ Surface Mount LED Lighting & Bath Fan ◆ Walk-In Closet with Painted Shelving, Natural Wood Pole, LED Lighting & Structured Wiring Hub 	<ul style="list-style-type: none"> ◆ Upgraded Quartz Countertop with Full Height Tile Backsplash ◆ Custom Tile Shower Surround Floor to Ceiling with Soap Niche ◆ Framed Mirror ◆ Cabinetry with Flat Panel door in Lausanne Finish ◆ Cabinet Pulls in Matte Black Finish ◆ Upgraded Shower Enclosure with 3/8" Glass and Matte Black Finish ◆ Double Sided Mirrored Closet Door
LAUNDRY	<ul style="list-style-type: none"> ◆ Painted Wood Shelf above Washer and Dryer Area ◆ Surface Mount LED Lighting and Make-Up Air Fan 	<ul style="list-style-type: none"> ◆ Upper Cabinetry in White Thermofoil Flat Panel Door ◆ Cabinet Pulls in Matte Black Finish ◆ GE® Top Load Washer and Dryer in White
BEDROOM 2	<ul style="list-style-type: none"> ◆ TV/Data Outlet ◆ Closet with 1-Panel By-Pass Doors, Painted Shelving and Wood Pole 	<ul style="list-style-type: none"> ◆ (4) Surface Mount LED Lights ◆ Prewire for Hanging Light Fixture ◆ (1) Hanging Light Fixture (Decorator Item)
BATH 2	<ul style="list-style-type: none"> ◆ Quartz Pullman with 4" Splash and Flat Polished Edge ◆ White China Oval Undermount Sink with Delta® Center-Set Chrome Faucet ◆ Polished Chrome Bath Accessories ◆ Mirror with Polished Edge ◆ Fiberglass Tub Shower Unit with Simulated Subway Tile Surround ◆ White China Toilet with Elongated Seat ◆ Cabinetry in White Thermofoil Flat Panel Door, Satin Nickel Bar Pulls ◆ Surface Mount LED Lighting & Bath Fan 	<ul style="list-style-type: none"> ◆ Upgraded Quartz Countertop with 6" Tile Backsplash and Upgraded Edge ◆ Cabinetry with Flat Panel door in Lausanne Finish ◆ Cabinet Pulls in Matte Black Finish ◆ Tub Enclosure in Matte Black
	<ul style="list-style-type: none"> ◆ Tankless Water Heater ◆ Amazon Voice Control for automation of Smart Entry Deadbolt, Ring™ Doorbell with Video, Motion and Audio Capabilities, Wi-Fi Enabled Garage Door Opener, and (1) Honeywell® Lyric™ T6 Pro Square Programmable Wi-Fi Thermostats ◆ CAT-6 & RG-6 Wiring at Data & TV Outlets ◆ R-9 Insulated Steel Garage Door ◆ Energy Star Rated Dishwasher & Bathroom Fans ◆ Water Efficient Toilets, Faucets and Shower Heads ◆ Hose Bibb (Per Residence) ◆ Low E Glass ◆ Standard Recycle Bin ◆ Low VOC Flat Wall Paint ◆ Recycle/Reuse Program for Building Material during construction ◆ Weather-stripping on All Exterior Doors ◆ Standard Insulation: R38 @ Attic; R19 @ Living Above Garage; R21 @ Exterior Walls 	<p>SOLAR INCLUDED!</p> <p>Angie ☺</p>

Standard Features Throughout the Home: 2-1/4" Painted Door Casing in Enameled Finish including Sliding Glass Doors, 1-Panel Smooth Skin Interior Doors, and Standard Fire Sprinkler System. **Optional and Upgraded Items Throughout the Plan 3 Model:** Solar, Speakers, Volume Controls, Security System, 5-1/2" Baseboard, Thermofoil Flat Panel Cabinets in Lausanne, Cabinet Hardware in Matte Black Pulls, Sherwin Williams SW7631 City Loft Interior Paint, Schlage Solstice Matte Black Interior Door Hardware, Delta Stryke Plumbing Fixtures and Bath Accessories in Matte Black, Window Treatments, and Flooring.

NOTE: WE HAVE MADE AN ATTEMPT TO PROVIDE YOU WITH A COMPLETE LISTING OF OPTIONS AND UPGRADES. HOWEVER, IF AN ITEM IS NOT COVERED ABOVE, IT SHOULD BE CONSIDERED A DECORATOR ITEM UNLESS OTHERWISE STATED. FLOOR PLANS AND WINDOWS MAY VARY PER ELEVATION AND FOR ADA UNITS. TRI POINTE HOMES RESERVES THE RIGHT TO MODIFY FEATURES, SPECIFICATIONS, OPTIONS AND THEIR PRICES, OR WITHDRAW ANY FEATURED ITEMS WITHOUT NOTICE OR OBLIGATION TO THE CONSUMER. WE FULLY EXPECT TO CONTINUOUSLY REVISE AND MAKE CHANGES TO OUR FEATURES.

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