



## Trinity Oaks

*Cobalt Series Homes*

### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and sides to 9' per plan
- Two-story homes to include rear brick to 9' per plan
- Upgrade elevations available
- Five foot garage bump out for additional storage
- 25-year weather wood shingles
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16 foot driveway with 3 foot privacy walk to entry
- Custom address block

### ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing
- Nickel finish door hardware
- Dragged Monterey texture at ceilings and walls
- Choice of one color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

### CHEF'S KITCHEN

- Flat panel birch cabinets with 30 inch uppers
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Wilsonart laminate countertops with ceramic tile backsplash
- Stainless steel dual bowl sink
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

### LUXURIOUS BATHS

- Round water saver commodes
  - Bath cabinetry will match kitchen selection
  - Cultured marble countertops with dual vanities per plan
  - Oversized soaker tub with arm rests in master bath
  - Master bath has separate tub and shower with 6X6 white tile shower and tub surround over hardibacker and garden window
  - Secondary bath tub/shower has 6X6 white tile over hardibacker
  - Chrome bath faucets and tissue holders
  - White pedestal sink and decorative mirror at powder per plan
- \*\*Super shower option available

### DESIGNER FLOORING

- Ceramic tile choice at entry, kitchen, breakfast, baths and utility
- Carpet over 3/8 inch pad
- Professional decorator assistance with one 2-hour appointment

### ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired water heater
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 vinyl windows with double locks
- Radiant barrier roof decking
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs with custom built framing
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper wiring with protective housing on exterior GFCI outlets
- Phone jack in kitchen
- Cable TV pre-wired in family, master and gameroom per plan
- Lighted front entry doorbell

### LANDSCAPING PACKAGE

- Twelve 5-gallon shrubs in front yard
- One 2" caliper oak planted in front yard
- 6 foot privacy fence at rear yard with one gate
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- Two exterior hose bibs with anti-siphoning device

### CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

03/10/2020

