



Feature List for our homes built in: Villas at The Reserve 50'

SmartTouches

- ◆ Ceramic tile flooring in family room, kitchen and breakfast room
- ◆ Satin nickel lever interior door knobs
- ◆ Classic white package
- ◆ 1x6 baseboards
- ◆ Ceramic tile flooring in all baths
- ◆ Fireplace with ceramic tile surround, elegant mantle, and gas lighter
- ◆ LED lighting in utility room and master closet (per plan)
- ◆ Decora rocker Switches
- ◆ Ceiling fans in family room, gameroom and master bedroom
- ◆ Wrought iron or wood balusters on staircase
- ◆ Laundry/hobby table in utility room (per plan)
- ◆ Gas stub on back patio
- ◆ Granite countertops in kitchen, master and secondary baths
- ◆ Open foyer with ceramic tile flooring
- ◆ Delta Ashlyn chrome faucets in master bath, powder room and secondary baths
- ◆ Keyless garage entry or electronic deadbolt keyless back door entry
- ◆ Elongated commodes in all baths

SmartStorage

- ◆ Storage area under stairwell (per plan)
- ◆ Generously sized utility room with built-in work counter (per plan)
- ◆ Generously sized closets in secondary bedrooms

SmartKitchens

- ◆ Pull-out trash can cabinet in kitchen (Per Plan)
- ◆ Raised ergonomically designed dishwasher (per plan)
- ◆ Ceramic tile backsplash
- ◆ Drinking water filtration system at kitchen sink
- ◆ Stylish quality 42" cabinets with adjustable shelves
- ◆ Wall or door mounted spice rack
- ◆ Ceramic tile flooring
- ◆ Spacious walk-in pantry with automatic light (per plan)
- ◆ Stainless steel, self cleaning oven with microwave and gas cooktop with 5 sealed burners (per plan)
- ◆ Granite countertops
- ◆ Stainless steel, undermount sink with Delta, single-lever faucet
- ◆ Two sliding pot and pan storage trays or drawers in kitchen cabinet (per plan)

SmartKids

- ◆ Telephone outlets in family room, master bedroom, gameroom & study
- ◆ Built-in backpack racks (per plan)
- ◆ Cable TV outlets in family room, master bedroom, gameroom and study
- ◆ "Jack-n-Jill" baths with separate vanity areas (per plan)
- ◆ Laundry Chute (per plan)

SmartMasterSuites

- ◆ Wall safe in master closet
- ◆ Make-up area with lighting
- ◆ Television niche with cable connection in master bath (per plan)
- ◆ Ceramic tile flooring in master bath
- ◆ Climate-controlled master closet with LED lighting (per plan)
- ◆ Tile shower walls with shampoo shelf
- ◆ Granite vanity countertops in master bath
- ◆ Extended length vanity mirrors
- ◆ Dual shower heads (per plan)
- ◆ Sunken oval tub
- ◆ Full-length dressing mirrors in master bath (per plan)
- ◆ Elongated commode in master toilet room

SmartGarages

- ◆ Built-in storage shelves (per plan)
- ◆ Pegboard above work counter (per plan)
- ◆ Built-in work counter with LED lighting (per plan)
- ◆ Garage door opener(s)
- ◆ Electrical outlet at work counter for tools and appliances (per plan)

Some features may be available on specific plans and/or in specific communities. Because Trendmaker is constantly working to improve, all features are subject to modification at any time including changes, additions or deletions. Some features are available only with detached garages. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas.



Feature List for our homes built in: Villas at The Reserve 50'

SmartWiring

- ◆ Cable TV outlets in family room, game room, study, master bedroom & bath
- ◆ Complete Intrusion Alarm System
- ◆ Pre-wired for 5.1 surround sound in family room
- ◆ Block + wire for ceiling fans on back patio
- ◆ Media room prewired for 7.1 surround sound (Per Plan)
- ◆ Built-in surge protection throughout entire home
- ◆ CAT-5 wiring for all telephone/computer outlets
- ◆ Telephone outlets in family room, game room, study, master bedroom & bath
- ◆ Outlet for satellite installation (with RG6 cable) in the family room and gameroom
- ◆ Projector ready and pre-wiring for surround sound and cable/satellite at media room (per plan)

SmartConstruction

- ◆ Customer Participation Program includes pre-construction Plan Review Meetings and staged walk-throughs
- ◆ 100% acrylic-based exterior paint combined with elastomeric caulk
- ◆ Ridge vents
- ◆ In-Wall Pest Control System
- ◆ Termite Borate Wood Pretreatment
- ◆ Whole-house fiber cement system includes fiber cement lap siding, fascia, trim boards and soffit for lasting beauty and low-maintenance (protected with a factory priming system)
- ◆ Trus Joist Engineered Joist system (per plan)
- ◆ Anti-fracture membrane under ceramic tile and slate flooring
- ◆ Limited lifetime warranty on shingles
- ◆ Extended two-year limited warranty for roof leak repair
- ◆ Gutters at front and rear of home only (per plan)
- ◆ Radiant barrier roof decking
- ◆ Member of the Guardian Home Program

SmartEnergy

- ◆ Each home individually tested to ensure compliance with energy efficiency requirements
- ◆ Matched Lennox brand air conditioning and heating systems
- ◆ Fresh air blending system provides proper exchange of outside and inside air to improve air quality
- ◆ Gas furnace and water heater
- ◆ Poly sealed base plates, exterior doors, windows, plumbing and wires to attic
- ◆ Dow styrofoam sheathing (per community)
- ◆ Vinyl double pane, Low-E windows (Solar heat gain coefficient of .30)
- ◆ Honeywell high-performance media air filters
- ◆ Gas line supplied to fireplace, dryer, and cooktop
- ◆ Energy-efficient, hi-lumens LED bulbs in recessed can lights
- ◆ Guardian Energy Certified
- ◆ Touchscreen programmable thermostats
- ◆ Equalization ducts installed in bedrooms
- ◆ Mastic-sealed attic duct work (reduces attic air leaks by 60%)
- ◆ Exterior walls of improved living areas are insulated with fiberglass insulation to a thickness of 3-1/2 inches which yields a R-value of 13

SmartLandscaping

- ◆ Landscaped front yards
- ◆ Landscapers design or plan all plant placement specific to each home and site
- ◆ Limited 1-year Warranty on plants and trees provided by Trendmaker Homes
- ◆ Top soil in beds rather than grade sand
- ◆ Regional plants specifically chosen for this coastal region
- ◆ Local professional landscape companies
- ◆ 95 percent pure graded grass

Some features may be available on specific plans and/or in specific communities. Because Trendmaker is constantly working to improve, all features are subject to modification at any time including changes, additions or deletions. Some features are available only with detached garages. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas.



Feature List for our homes built in: Villas at The Reserve 50'

SmartServices

- ◆ Final consultation with Trendmaker Design center specialists
- ◆ Customer survey after each warranty request to ensure homeowner satisfaction
- ◆ Plan Review Meeting prior to commencement of construction
- ◆ Complimentary one-time sheetrock crack repair at first year (if needed)
- ◆ Trendmaker Design Center offers wide variety of interior design selections
- ◆ Complimentary one-time carpet restretch at first year (if needed)

SmartAutomation

- ◆ Honeywell Tuxedo Touch Home Control Panel
- ◆ 2 Z-Wave controlled light switches
- ◆ Honeywell Z-wave controlled thermostats
- ◆ 2 Z-Wave controlled electrical outlets
- ◆ Schlage Z-wave keyless entry lock
- ◆ On-premises control of the automation system through your smartphone, web-enabled TV or compatible mobile device. (Off-premises control available with subscription fee)

Some features may be available on specific plans and/or in specific communities. Because Trendmaker is constantly working to improve, all features are subject to modification at any time including changes, additions or deletions. Some features are available only with detached garages. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas.