



Feature List for our homes built in: Villas at The Woodlands

SmartTouches

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

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 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

- ◆ Laundry Chute (per plan)
- ◆ Built-in backpack racks (per plan)
- ◆ "Jack-n-Jill" baths with separate vanity areas (per plan)

SmartMasterSuites

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

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.



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SmartWiring

- ◆ Cable TV outlets in family room, game room, study, master bedroom & bath
- ◆ 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)
- ◆ Home office wiring to one designated room for fax, modem and office phone lines
- ◆ 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

SmartConstruction

- ◆ Thermography check of home, prior to completion and at one-year warranty service, performed by an independent bonded contractor to assure that the integrity of each home upholds the high quality of standards delivered by Trendmaker.
- ◆ 100% acrylic-based exterior paint combined with elastomeric caulk
- ◆ Ridge vents
- ◆ In-Wall Pest Control System
- ◆ Termite Borate Wood Pretreatment
- ◆ Customer Participation Program includes pre-construction Plan Review Meetings and staged walk-throughs
- ◆ Trus Joist Engineered Joist system (per plan)
- ◆ Anti-fracture membrane under ceramic tile and slate flooring
- ◆ Limited lifetime warranty on shingles
- ◆ 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)
- ◆ 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

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SmartServices

- ◆ Final consultation with Trendmaker Design center specialists
- ◆ Customer survey after each warranty request to ensure homeowner satisfaction
- ◆ Home Builder's Limited Warranty
- ◆ Complimentary one-time sheetrock crack repair at first year (if needed)
- ◆ Plan Review Meeting prior to commencement of construction
- ◆ 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)

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