



TRENDMAKER[®]
HOMES

Chisholm Trail Ranch

Included Features

INTERIOR FEATURES

- Volume ceilings (per plan)
- Rounded drywall corners for added style (excludes windows, garage, closets and 45 degree corners)
- Ceramic tile flooring in entry, kitchen, nook, baths, utility room and butlers pantry (per plan)
- Plush stain resistant carpeting
- Decorative wood window sills (per plan)
- Two-panel 6'8" hollow core smooth finish interior doors
- Satin nickel round interior door knobs
- Privacy locks on primary suite, primary water closet & secondary bathrooms
- Lighting fixtures in brushed nickel
- Wood closet shelving (per plan)
- Water shut-off valves at kitchen sink, bath vanities & water closets
- Washing machine and electric dryer connections
- Low VOC (Volatile Organic Compound) - carpet, paints & finishes
- 1x6 smooth baseboards

INSPIRING KITCHENS

- 42" flat panel or shaker, red oak cabinets with 2" crown mould on uppers
- 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel free-standing range
- Stainless steel dishwasher
- Stainless steel microwave
- Ceramic tile flooring
- LED ceiling mount lights
- 1/3 hp InSinkErator garbage disposal
- Delta[®] faucet with side sprayer
- Kitchen pantry
- 4" granite backsplash
- Stainless steel 50/50, undermount sink

ELECTRICAL

- 3 media outlets CAT6/RG6
- Toggle light switches throughout
- 2 Leviton smart switches at front entry and primary suite
- 42" access panel with duplex outlet
- Ceiling fan with light kit in family room & primary suite (per plan)
- Prewire and block for fans in all secondary bedrooms, study and gameroom (per plan)
- LED ceiling mount lights
- G.F.C.I. outlets in all wet areas, front porch & patio
- Smoke detectors and combination smoke/carbon monoxide detectors per building codes

GARAGE

- Garage walls are drywall with tape, texture & bed only (no baseboards or paint)
- Cedar overlay garage door
- Wi-Fi enabled garage door opener
- Keyless light fixture

LUXURIOUS BATHROOMS

- Ceramic tile flooring in primary bath, secondary baths & powder (per plan)
- Enclosed shower at primary bath with ceramic tile laid straight (per plan)
- 36" height vanities in primary bath with flat panel or shaker red oak cabinets
- Integrated cultured marble sink in primary & secondary baths (per plan)
- Ceramic tile shower surround laid straight in secondary baths
- Delta[®] tub and shower faucets in chrome (per plan)
- Temperature controlled high performance shower valves
- Vented exhaust fans in all bathrooms to exterior
- Elongated commode in all bathrooms
- Pedestal sink in powder bath (per plan)

QUALITY CONSTRUCTION

- Engineered post tension foundation
- Vapor barrier under all concrete floors
- Engineered floor system (2-story homes only)
- Tongue and groove ¾" OSB sub floor glued and screwed (2-story homes only)
- Wind shear design with combination of bracing and structural insulated sheathing
- Home orientation with your Construction Manager before start, at pre-dry wall and prior to close
- Ten year transferable new home warranty provided by 2-10 Home Buyers Warranty Corporation
- 3rd party quality assurance testing
- Easy access whole home water shut-off valve

HOMESMART® FEATURES

- Amazon Echo Show
- Ring Video Doorbell Pro
- eero whole home Wi-Fi system
- 8-Port ethernet switch
- 6-Outlet surge protector power strip
- 42" Access panel with duplex outlet
- Wi-Fi enabled thermostat
- Wi-Fi enabled garage door opener
- Three CAT6 drops
- USB kitchen outlet
- Two decora smart light switches; front entry and primary suite
- Amazon White Glove Service

ENERGY SAVING FEATURES

- R-38 insulation in attic
- R-13 batt insulation in walls
- R-22 batt insulation in sloped areas
- High performance-reflective, Low-E vinyl windows
- Pex® plumbing system
- High performance water saving plumbing fixtures
- 16 SEER central A/C
- Dual Zone A/C system on 2-story homes
- Dryer vented to exterior
- Continuous ventilated soffit and static roof venting
- Energy efficient LED lighting
- Rain sensing irrigation
- Radiant barrier roof decking
- Sill Seal system on bottom plates
- All ventilation systems run to outside
- Abundant air returns throughout the home
- Wi-Fi enabled thermostat

EXTERIORS WITH CURB APPEAL

- New, flexible floorplans with beautiful curb appeal
- High performance-reflective, Low-E vinyl windows
- Divided light front windows (per plan)
- Fixed windows at family room & gameroom (per plan)
- 8' stained fiberglass front door with deadbolt & peep hole
- 30-year shingles
- Two exterior frost proof hose bibs (per plan)
- Weather proof electrical outlets at each exterior door
- Pre-stained wood privacy fence
- Full sprinkler system
- Full sod
- Taexx® pest control tube system built into walls and Borate treatment to all 1st floor studs and 1st floor plumbing location(s)
- Fiber cement siding
- Clay fired brick with a lifetime warranty (per selection)
- Full gutters with splash blocks

AVAILABLE UPGRADES

- Media room (per plan)
- Fireplace
- Appliances: double oven, refrigerator & washer/dryer
- Abundant flooring, cabinet & countertop options

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