

LIVINGSMART®

- 16 SEER performance Lennox® HVAC
- Attic duct integrity testing
- Dow Styrofoam sheathing (per community)
- Energy-efficient radiant barrier roof decking
- Energy-efficient, cost-saving LED lighting throughout
- Fast-recovery Rheem® water heater
- Fresh air intake system for improved air quality
- Guardian certified, energy-efficient home
- High-performance, vinyl double pane, Low-E windows
- Honeywell high-performance whole house media air filters
- Independent thermography scan of home
- Insulated Wayne Dalton garage door
- Poly sealed plates/doors/windows reduces air infiltration
- Professional energy-audited blower door test to certify air tightness

TRENDMAKER HOMESMART™

- Amazon Echo Devices (2)
- Automatic garage door opener with remote(s) and WiFi connectivity
- Eero Home Wifi Mesh Network
- Initial setup, activation and 90 days of support from Amazon
- Lennox WiFi controlled thermostats
- Ring Pro video doorbell
- Schlage Touch™ Keyless entry lock
- WiFi controlled light switches (3)

PREMIUM CONNECTIONS

- Built-in surge protection throughout entire home
- CoAx/CAT-6 outlets in family, game room, study and master bedroom/bathroom
- Intrusion Alarm System with keypad
- Prewired for 5.1 surround sound in family room
- Prewired for 7.1 surround sound in media room*

SIGNATURE TRENDMAKER

- 1 x 6 baseboards throughout entire home
- 8' interior and exterior doors* on first floor
- Ceiling fans with light kits in family, game room and master
- Choice of rounded or square corners (excludes window returns) on interior walls
- Decora rocker light switches
- Direct-vent gas log fireplace with remote
- French Single Lite glass door(s) at study
- Schlage® satin nickel lever interior door knobs
- Wrought iron or wood balusters on staircase

*Per plan. Some features may only be available on specific plans and/or in specific communities. Represented features are only applicable for homes not yet sold or started as of the revision date below. HomeSmart® package offer is available on new-build contracts at participating neighborhoods on or after 6/1/2018 and on move-in ready homes that started on or after 6/1/2018 and is limited to builder selected items and residences/homesites while supplies last. Portable electronic devices received only when purchasing directly from Trendmaker Homes. Features are not representative of existing inventory which are sold as is. Features are subject to modification at any time including changes, additions or deletions. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas. † Not applicable for all homes.

PREMIUM FLOORS

- Ceramic tile flooring in all bathrooms
- Mohawk® brand carpet with Scotchguard Protection in all bedrooms and rest of home
- Hard surface flooring or tile in entry, family, kitchen and breakfast

PREMIUM STORAGE AND WORKSPACE

- Built-in backpack rack with charging outlet*
- Storage area under stairwell
- Generously-sized or walk-in closets in secondary bedrooms
- Trendmaker's Signature Hidden Storage*
- Linen storage for master and secondary baths*

PREMIUM KITCHENS

- Choice of stained or painted 42" wall cabinets
- Granite or Silestone® countertops
- Coordinating hardware on kitchen cabinets
- Oversized "pots and pans" drawers
- Delta® single-lever faucet with pull-out sprayer
- Pull-out trash can cabinet in kitchen
- Drinking water filtration system at kitchen sink
- Spacious walk-in pantry with automatic light and spice rack*
- GE gas cooktop with five (5) sealed burners
- Stainless steel undermount sink
- GE stainless steel single oven, microwave, dishwasher
- Towel bar inside cabinet below kitchen sink

PREMIUM BATH

- Coordinating hardware on all master bath cabinets
- Full-length dressing mirrors in master bath
- Delta® Ashlyn chrome faucets in all baths
- Granite, Silestone® or Venetian engineered marble countertops in bath
- Dual Delta® shower heads in master*
- Oversized, top to bottom vanity mirrors
- Elongated toilets in all baths
- Sunken soaking tub or freestanding tub in master bath*
- Enclosed master shower with tile walls and recessed shelf

PREMIUM OUTDOOR LIVING

- Back patio block and wired for future ceiling fan(s)
- Plumbed gas supply on back patio for grill/fireplace
- Fully-sodded front and back yards (per community)
- Rain gutters on the front and rear of home*
- Landscaped front yards
- Sprinkler systems (per community)
- Limited one-year warranty on planted trees and shrubs
- Uniquely designed landscape plans for each homesite with specifically selected, regionally tolerant plants

*Per plan. Some features may only be available on specific plans and/or in specific communities. Represented features are only applicable for homes not yet sold or started as of the revision date below. HomeSmart® package offer is available on new-build contracts at participating neighborhoods on or after 6/1/2018 and on move-in ready homes that started on or after 6/1/2018 and is limited to builder selected items and residences/homesites while supplies last. Portable electronic devices received only when purchasing directly from Trendmaker Homes. Features are not representative of existing inventory which are sold as is. Features are subject to modification at any time including changes, additions or deletions. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas. † Not applicable for all homes.



Villas @ Royal Brook

Standard Features

TRENDMAKER BUILT

- 100% acrylic-based exterior paint by Sherwin-Williams®
- Designer, low VOC interior paint by Sherwin-Williams®
- Extended 2-year warranty for roof leak repair
- GHBA Green Built Gulf Coast certified
- HardiePlank® brand fiber cement siding
- HomeTeam® Pest Defense In-wall pest control system
- HomeTeam® Pest Defense Termite borate wood treatment
- Independent quality assurance inspection
- Limited lifetime manufacturer warranty of shingles
- Multiple code-certified inspections throughout construction process
- Structural design by a licensed Professional Engineer
- Trendmaker Homes Limited Warranty
- Trus Joist engineered floor joist system*

*Per plan. Some features may only be available on specific plans and/or in specific communities. Represented features are only applicable for homes not yet sold or started as of the revision date below. HomeSmart® package offer is available on new-build contracts at participating neighborhoods on or after 6/1/2018 and on move-in ready homes that started on or after 6/1/2018 and is limited to builder selected items and residences/homesites while supplies last. Portable electronic devices received only when purchasing directly from Trendmaker Homes. Features are not representative of existing inventory which are sold as is. Features are subject to modification at any time including changes, additions or deletions. The availability of these features is subject to change without prior notice. Some features may vary to meet requirements in designated windstorm areas. † Not applicable for all homes.