It's A New Day. Live Differently!
Follow a new path and discover a fresh start.

You’ve waited for a new home that’s as unique and forward thinking as you are. Now you’ve found it at Cariz. Whatever chapter of life you are in, every day feels fuller and more satisfying here. Cariz has invented a variety of sophisticated townhomes and hard-to-find single-level flats so that you can define your own style. Cariz also brings you home to the beautiful Village of Portola Springs®, set against majestic Loma Ridge, with its abundant recreation, excellent schools and a lifestyle that embraces easy neighborly connections and an active and upbeat community spirit.

Start fresh. Think new. Live differently.
Approx. 1,235 sq. ft.
2 bedrooms • 2 baths
Ground-level, single-floor living • Open-concept living room
Kitchen with island seating and pantry • Dining area with adjacent patio
Dual vanities, large shower and walk-in closet at master suite
Laundry room • 2-car tandem garage with direct access
Optional den in lieu of bedroom 2

“We were determined to find a single-level design. This home is a rare gem.”
Approx. 1,409 sq. ft.
2 bedrooms • 2 baths
Single-level living on second floor • Open-concept living room
Kitchen with island seating and pantry • Dining area with adjacent deck
Dual vanities, large shower and walk-in closet at master suite
Laundry room • 2-car tandem garage with direct access
Optional den in lieu of bedroom 2

“All the natural light gives our family spaces richer dimension.”
Approx. 1,778 sq. ft.
2 bedrooms • 2.5 baths
Three stories • Open-concept living room • Kitchen with island seating, walk-in pantry, and home management center • Dining area with adjacent deck
Master suite with dual vanities, large shower, walk-in closet and deck
Laundry room • 2-car tandem garage with direct access

“Our main floor deck is where we entertain. The one upstairs is just for us.”
Approx. 1,897 sq. ft.
3 bedrooms • 2.5 baths
Three stories • Open-concept living room • Kitchen with island seating
Dining area • Oversized deck for generous outdoor living
Master suite with dual vanities, large shower, and walk-in closet
Laundry room • Bedrooms on one floor • 2-car tandem garage with direct access
Optional tech area

“The stacked cabinets are brilliant — custom looks and **extra storage**!”

**RESIDENCE THREE**

**FIRST FLOOR**

- Entry
- 2-car tandem garage
- Storage

**SECOND FLOOR**

- Deck
- Living
- KItchen
- Dining

**THIRD FLOOR**

- Master bedroom
- Master bath
- Bed 2
- Bed 3
- Laundry

PRELIMINARY Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions vary per plan and elevation. Square footages may vary by elevation.
RESIDENCE
FOUR

Approx. 2,114 sq. ft.
4 bedrooms plus den • 3.5 baths
Three stories • Open-concept living room • Kitchen with island seating
Dining area • Oversized deck for generous outdoor living
Master suite with dual vanities, large shower, and walk-in closet
Three bedrooms on one floor • Laundry room • First floor bedroom/bath suite
2-car garage with direct access • Optional office in lieu of bedroom 4

“Our entire wish list is fulfilled – the ground floor suite, the den, and separate bedrooms for the girls!”

PRELIMINARY Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions vary per plan and elevation. Square footages may vary by elevation.
Approx. 1,908 sq. ft.
4 bedrooms • 3.5 baths
Three stories • Open-concept living room • Kitchen with large pantry and peninsula seating Dining area • Master suite with dual vanities, large shower, and walk-in closet
Three bedrooms on one floor • Laundry room • First floor bedroom/bath suite
2-car garage with direct access • Optional office in lieu of bedroom 4

“We wanted a lot, and we got it. Especially my huge master suite shower!”

PRELIMINARY Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions vary per plan and elevation. Square footages may vary by elevation.
Approx. 1,929 sq. ft.
4 bedrooms • 4 baths
Three stories • Open-concept living room • Kitchen with island seating
Dining area • Master suite with dual vanities, large shower, and walk-in closet • Laundry room • First floor bedroom/bath suite
2-car garage with direct access • Optional office in lieu of bedroom 4

“We all wanted our own space, our own bath and our own privacy. This is perfect for us!”

Preliminary Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions vary per plan and elevation. Square footages may vary by elevation.

Client: Tri Point
Project: Cariz
File for: Plan 6R
Original drawn: 4-3-14
Revised: 7-14-14
Revised: 7-21-14
Revised: 7-22-14
Drawn by Display Graphics
714-596-1305

First Floor
Second Floor
Third Floor

Optional Office

Optional Office

Optional Office

Optional Office
We all wanted our own space, our own bath and our own privacy. This is perfect for us!
EXCEPTIONAL EXTERIORS
• Inspired Santa Barbara and Formal Spanish architectural styles with ornamental wrought iron
• 8’ Therma-Tru® Smooth Star entry door and black iron Kwikset hardware
• Fire-resistant concrete tile roof
• Fully dry-walled and painted garage with electrical outlet, hose bib, storage area and direct access to interior
• Insulated sectional steel roll-up garage door, Genie® belt-drive, ½ HP door opener with two 3-button remotes
• Therma-Tru® French door(s) (Residence 1X, 3, 5 & 6)
• Sliding glass doors, per residence
• Architecturally coordinated decorative lighting
• Full-wrap rain gutters
• Water-resistant exterior electrical outlets

OPEN-STYLE KITCHENS
• Contemporary European-style cabinetry with white Thermofoil finish, Mission-style door, concealed hinges, brushed chrome bar pulls and stacked upper cabinets
• Granite countertops with 6” backsplash and full backsplash at range
• Deep stainless steel dual-compartment sink with ½ HP garbage disposal
• Delta® Trinsic chrome faucet with pull-down sprayer
• Under-cabinet fluorescent task lighting
• USB outlet
• Gourmet island or peninsula
• Kitchen Aid® stainless steel appliances including:
  - 30” slide-in range with 5 burners and Easy Convection
  - Microwave ventilation hood with 300 CFM
  - Energy Star® multi-cycle dishwasher
  - Refrigerator with water and ice dispenser

SPACIOUS INTERIORS
• Handsome 3 ½” baseboard detailing with enamel finish
• Staircase with white handrail, square balusters and custom newel post and low wall cap
• Ceramic tile flooring in Entry, Kitchen, Laundry Room and all baths
• Carrera® two-panel interior doors
• Kwikset® lever door hardware in satin nickel
• Shelf and chrome pole in all closets
• Powder Bath with pedestal sink, Delta® chrome faucet and oval beveled mirror, select Residences
• E-stone countertops in Glacier White or Sandstorm Beige, 1 ½” square edge and 4” backsplash
• ‘His and Her’ dual vanity with rectangular undermount sinks, Delta® chrome faucet and polished edge mirror and medicine cabinet in secondary baths
• Designer-selected lighting fixtures at baths in polished nickel
• Laundry Room with white Thermofoil cabinetry, Mission-style door, concealed hinges and brushed chrome bar pulls
• Sherwin Williams® paint throughout

PRIVATE MASTER SUITES
• 8’ entry door
• Walk-in closet with double shelf and chrome pole
• Contemporary European-style cabinetry with white Thermofoil finish, Mission-style door, concealed hinges and brushed chrome bar pulls
• E-stone countertops in Glacier White or Sandstorm Beige, 1 ½” square edge and 4” backsplash
• ‘His and Her’ dual vanity with rectangular undermount sinks and widespread Delta® chrome faucet
• Walk-in shower with clear glass enclosure
• Handset matte white or matte almond ceramic tile in 6” x 6” on shower walls and 2” x 2” on shower floor
• Beveled edge mirror and medicine cabinet(s)
• USB outlet

INSIGHTFUL DESIGNS. EXCEPTIONAL APPOINTMENTS. INSPIRED HOME.
HOME TECHNOLOGY ADVANCEMENTS

- Multi-media outlets (two RG6 & two CAT5) at Living Room and Master Bedroom
- TV/data outlets (RG6 & CAT5) at bedrooms and Residence 4 Den
- Telephone/data outlets (two CAT5) at Kitchen
- Telephone outlet (CAT5) at Master Bedroom
- Hard-wired smoke detectors and carbon monoxide alarm with battery back-up
- Forced air heating and climate-controlled air conditioning with digital thermostat
- Fire sprinkler system
- Recessed flat screen TV pre-wire at media wall at Living Room
- Pre-wire for satellite TV
- USB outlets at Kitchen and Master Bedroom

“Design features that will make every day memorable.”
To live in an evolving world is to live inspired. To begin each day in a home that renews your spirit, allows you to think freely and enriches your life vision. This is our building philosophy at TRI Pointe Homes. This is TRI-e³.

LIVING GREEN, SAVING GREEN

- A tankless water heater is more energy-efficient than a conventional water heater.
- Radiant barrier roof sheathing reflects the sun’s heat and reduces cooling costs.
- R-9 insulated steel garage door reduces heat buildup.
- Weatherstripping on all exterior doors helps keep interior temperatures more comfortable year-round.
- Digital set-back thermostat reduces heating and cooling costs by minimizing energy usage.
- NuTone® ultra-quiet bathroom fans on humidistat controllers help to reduce moisture and automatically turn off when the humidity level has dropped.
- Energy Star dishwasher is 40% more efficient than federal standards.
- Efficient toilets, faucets and shower heads conserve water and reduce water bills.
- Dual-pane, low-E window glass is reflective and helps keep the sun’s heat outside, reducing annual cooling costs by up to 32% and protecting household items against sun damage.
- Low-VOC, water-based wood finish and interior paint, caulking and adhesives ensure a healthy living environment for your family.
- Sealed combustion furnace helps keep indoor air quality at healthy levels and promotes the efficiency of the furnace system.
- A built-in recycle bin in your kitchen helps you to easily separate recyclables from trash.
- TRI Pointe Homes Recycle/Reuse program puts unused construction materials back to work, saving our natural resources.

TRI Pointe Homes was founded on an unwavering commitment to think, renew and inspire, and embrace the core values which are the driving force behind the next generation of homebuilder – quality, integrity and excellence.

Insightful thinking – anticipating and encompassing all the events and needs of the individuals and families that will live in our homes – is demanded. A passionate desire to renew a sense of belonging by creating spaces that invite both energized interaction and peaceful solitude is critical. An ability to inspire the hundreds of experts involved in building our homes to take pride and care in their craftsmanship is essential to satisfying every homeowner’s highest expectations.

Founded by a team whose shared vision already has provided fine homes to more than 28,000 families, TRI Pointe Homes was established to exceed the expectations of a new generation of homebuyers.

TRI Pointe Homes, empowered by our commitment to you.