



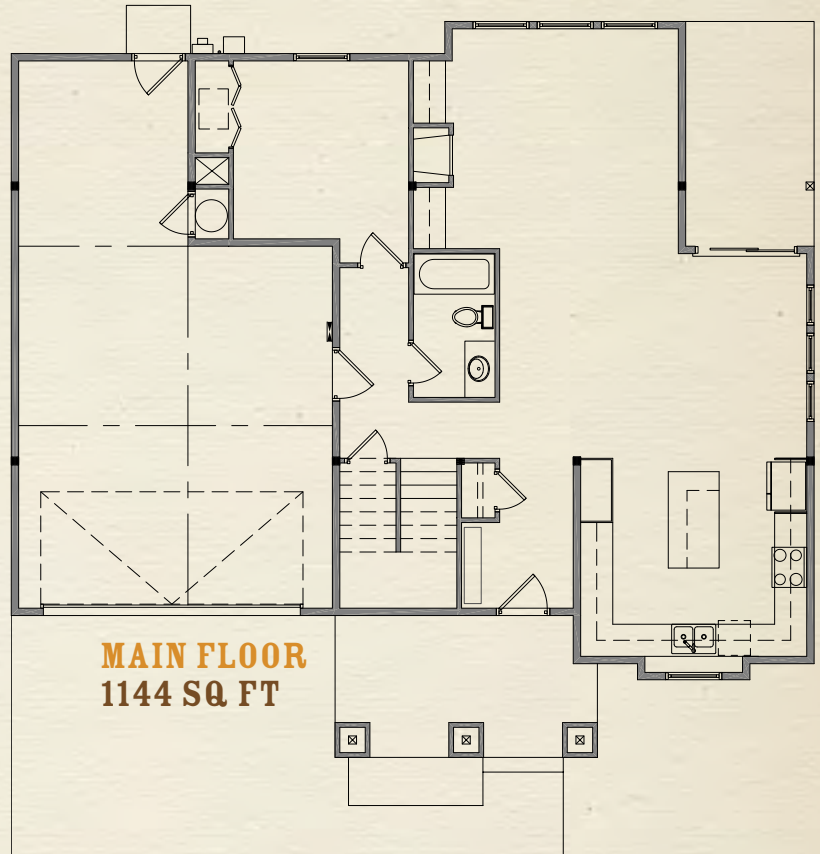
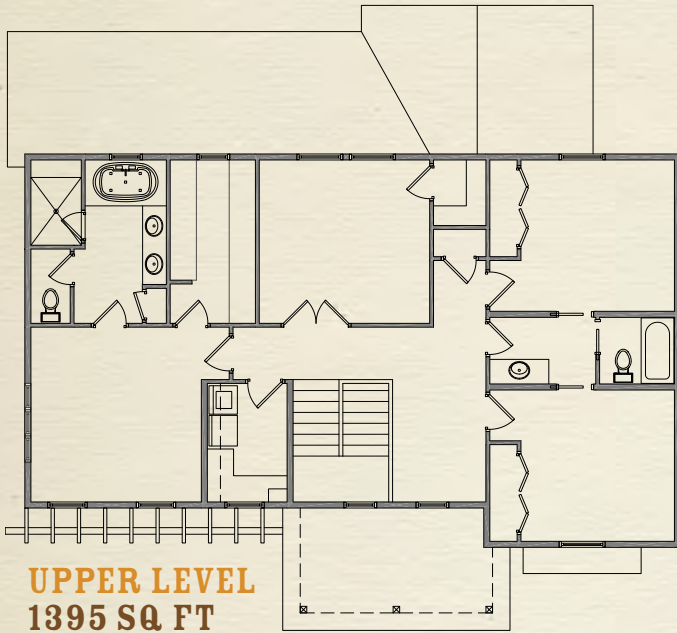
# Trails West

DEVELOPMENT, LLC

## MORNING STAR

2539 SQ. FT | 4-5 BEDROOMS  
3 BATHS | 2 CAR GARAGE

MORNING STAR



**FRONT ELEVATION 1**



Our team has a commitment to build an array of homes that are low maintenance, energy efficient and offer maximum use of space.

The homes being built have a variety of designs which will compliment the lifestyles of all families.

Your new home will give a fun meaning to livability.

Owning a high quality home will be sustainable and affordable in Trails West subdivision.



# Trails West

DEVELOPMENT, LLC

## INCLUDED FEATURES

### KITCHEN

- Energy Saving Glass Top Electric Range, Multi-Cycle dishwasher, Microwave/Hood Combination (Available in White or Black)
- Nook for Casual Dining\*
- Stainless Steel Sink
- Laminate Countertop
- Center Island with Cabinetry\*
- Garbage Disposal

### BATHROOMS

- Vanity Mirror
- Laminate Countertop
- Fiberglass Tub Shower Combination

### STRUCTURAL

- Engineered Roof Truss System
- Home Buyer's Orientation and Demonstration
- Studio 4 Architectural Design
- 1 Year Workmanship Warranty
- 2 Year Systems Warranty
- 10 Year Structural Warranty



### CONVENIENCE & EFFICIENCY

- Dual pane Windows with Low E Glazing
- Energy Efficient Central Heating with Digital Thermostat
- Central Air Conditioning
- Smoke Detectors
- Energy Efficient Water Heater
- Full Exterior Wall and Ceiling Insulation
- High Energy Efficiency Compliant
- Engineered Low Pressure Sewer System

### MASTER SUITES

- Spacious Bedroom
- Walk-in Closet
- 60" Double Sink Vanity
- Separate Fiberglass Tub and Shower

### INTERIORS

- Oil Rubbed Bronze or Satin Lighting
- Plush Carpet in Several Color Choices
- Several Decorative Selections for Vinyl Flooring in Kitchen, Utility and Baths
- 5 1/4" Baseboard Trim Throughout Interior
- Chrome Finished Faucets
- Cabinetry with Many Finish Choices
- Oil Rubbed Bronze or Satin Door Hardware

### EXTERIORS

- LP SmartSide Lap Siding per Elevation\*
- Composite Shingles with 30-Year Warranty
- Garage Door with Sectional Roll
- Side Garage Door
- Garage Insulation
- Garage Door Opener
- Fiberglass Raised Panel Front Door
- Front Yard Landscaping with Fully Automated Sprinkler System
- Full Back Yard Landscaping with Automated Sprinkler System
- Several Color Scheme Choices
- Full Concrete Driveway
- 2 x 6 Walls OSB Sheathing
- 5' PVC Fencing

## CHOICE FEATURES

### INTERIORS

- Additional Cable TV, Telephone and Internet Jack Pre-wiring
- Room Stereo Pre-wiring & Speaker Installation
- Custom Cabinet Selection
- Gas Fireplace with Ceramic Tile
- Undermount Laminate Sinks

### APPLIANCES

- Stainless Steel Finish
- Gas Range
- Appliance Package

### LAUNDRY ROOM

- Utility Sink\*
- Laundry Cabinets

### EXTERIORS

- Front Entry Door Upgrades
- Cultured Stone, Rock and Brick\*

### LIGHTING

- Ceiling Fan Pre-Wiring
- Additional Can Lights

### FLOORING

- Hardwood
- Porcelain Tile
- Laminate Plank
- Several Carpet Selections
- 8 Pound Carpet Pad

### GARAGE

- Decorative Window Panels
- Texture and Paint to Match Interior

### COUNTERTOPS

- Quartz
- Granite
- Ceramic Tile
- Solid Surface
- High-Definition Laminate

### BATHROOMS

- Extended Cabinets with Additional Counter Space\*
- Medicine Cabinets
- Variety of Tub/Shower Configurations

# Trailhead REALTORS®

## Trails West Subdivision

58<sup>th</sup> St. W. & Grand Avenue

**Rod Wilson**  
855-4755

\* NOT AVAILABLE ON ALL FLOOR PLANS

All floor plans, dimensions, square footages, and maps are approximate and may not be to scale.

