

tri pointe<sup>®</sup>  
HOMES

# Alpine Ridge

At Kyle Pointe

Life-changing by Design™



# Discover Life, Elevated

## At Kyle Pointe

Cool breezes blowing through the bristlecone pines. Sunrise hikes on a random Tuesday. Fresh winter powder. Design-loving outdoor enthusiasts, you have arrived.

When you live at Kyle Pointe, Mt. Charleston is your personal playground. So close, keeping your gear in the car makes sense. So close, happy hour after work means a quick run through the trees to your favorite lookout spot. Or in winter, flashing your ski pass at Lee Canyon and getting a couple of runs in before dinner. So close, the daily grind seems worlds away. Thirty minutes from your front doorstep, you're already deep in the wild, free to explore, adventure, relax and breathe.

All without sacrificing your modern style. Because here, it's not just the mountains that get your pulse racing. Home takes your breath away, too.



## LIFE AT A GLANCE

### ▶ MOUNT CHARLESTON CABINS

An easy weekend getaway, practically a staycation

### ▶ FOX TAIL PICNIC AREA

Bring the kids for sledding and snowmen

### ▶ 7 CAMPGROUNDS

Year round and Summer/Fall options from \$19/night

### ▶ HELPFUL RESOURCES

[Mt. Charleston](#)

[Lee Canyon](#)

[Mt. Charleston Lodge](#)

[Spring Mountain Brochure](#)

### ▶ 51 MILES OF TRAILS

Plenty of options from easy to difficult

Most are open to horseback riding

Sawmill and Bristlecone are open to mountain bikes

### ▶ BRISTLECONE

Cocktails and dining with spectacular views

Concert series in the summer

Typically open Fri - Sun, hours vary

### ▶ LEE CANYON

#### WINTER

Skiing and snowboarding, trails for varying levels

Snow tubing at Rabbit's Peak

Chair lifts run 9-4pm daily during winter

#### SUMMER

Chair lifts turn to scenic chair rides

Hike among ancient bristlecone pines

18-hole disc golf course starting at 9300ft

Axe Throwing

Youth Adventure Days | Ages: 7 - 12  
9:30am - 1:00pm

# Cool Kids on the Block



There's no mistaking the singular style of Alpine Ridge. The promise of ease in a home that stays on one level—a single story where rooms flow and communicate and life is lived with zero barriers.

That private courtyard entry? It's everything. Sometimes it's an oasis plunging straight into the heart of the home, connecting indoors and out. Sometimes it wraps around the side, creating a whole new kind of outdoor living space (while redefining the look and feel of your WFH office).

Then, cross the threshold and surrender to the wow. Luxurious touches like stacking sliders and spa showers and super lounges. Tandem storage in a two-bay garage. Thoughtful floorplans that put equal emphasis on togetherness and personal space. Even GenSuite® options that address the way we live now—with more community, opportunity, and connection. So much to love. One easy way to live.





ALPINE RIDGE

# Plan 1

2,379 Sq Ft

3-4 Bedrooms | 2.5-3.5 Bathrooms

Covered Outdoor Living

2-Bay Garage + 1-Bay Garage

Plan 1A | Contemporary Spanish



Plan 1B | Desert Modern



Plan 1C | Nevada Living



ALPINE RIDGE

Plan 1

2,379 Sq Ft  
 3-4 Bedrooms  
 2.5-3.5 Bathrooms  
 Covered Outdoor Living  
 2-Bay Garage + 1-Bay Garage



55" Electric Fireplace at Great Room



Stacking Glass Slider at Great Room



55" Electric Fireplace at Primary Suite



Primary Bath Spa Shower



Primary Suite Hall Linen



Bedroom 4 and Bath 3



Laundry Base Cabinet with Sink



Courtyard Door

PRELIMINARY

Plan 2A | Contemporary Spanish



Plan 2B | Desert Modern



Plan 2C | Nevada Living



ALPINE RIDGE

# Plan 2

2,623 Sq Ft

3-4 Bedrooms | 2.5 Bathrooms

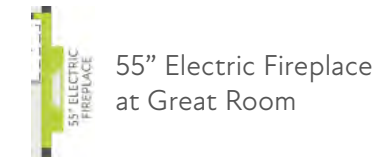
Covered Outdoor Living

2-Bay Garage + Garage Bay Storage

ALPINE RIDGE

Plan 2

2,623 Sq Ft  
 3-4 Bedrooms  
 2.5 Bathrooms  
 Covered Outdoor Living  
 2-Bay Garage + Garage Bay Storage



55" Electric Fireplace at Great Room



55" Electric Fireplace at Primary Suite



Bath 2 Shower



Laundry Base Cabinet with Sink



Primary Bath Spa Shower



Office Double Entry Doors



Bedroom 4

PRELIMINARY



Plan 3A | Contemporary Spanish



Plan 3B | Desert Modern



Plan 3C | Nevada Living



ALPINE RIDGE

# Plan 3

2,745 Sq Ft

3-4 Bedrooms | 3 Bathrooms

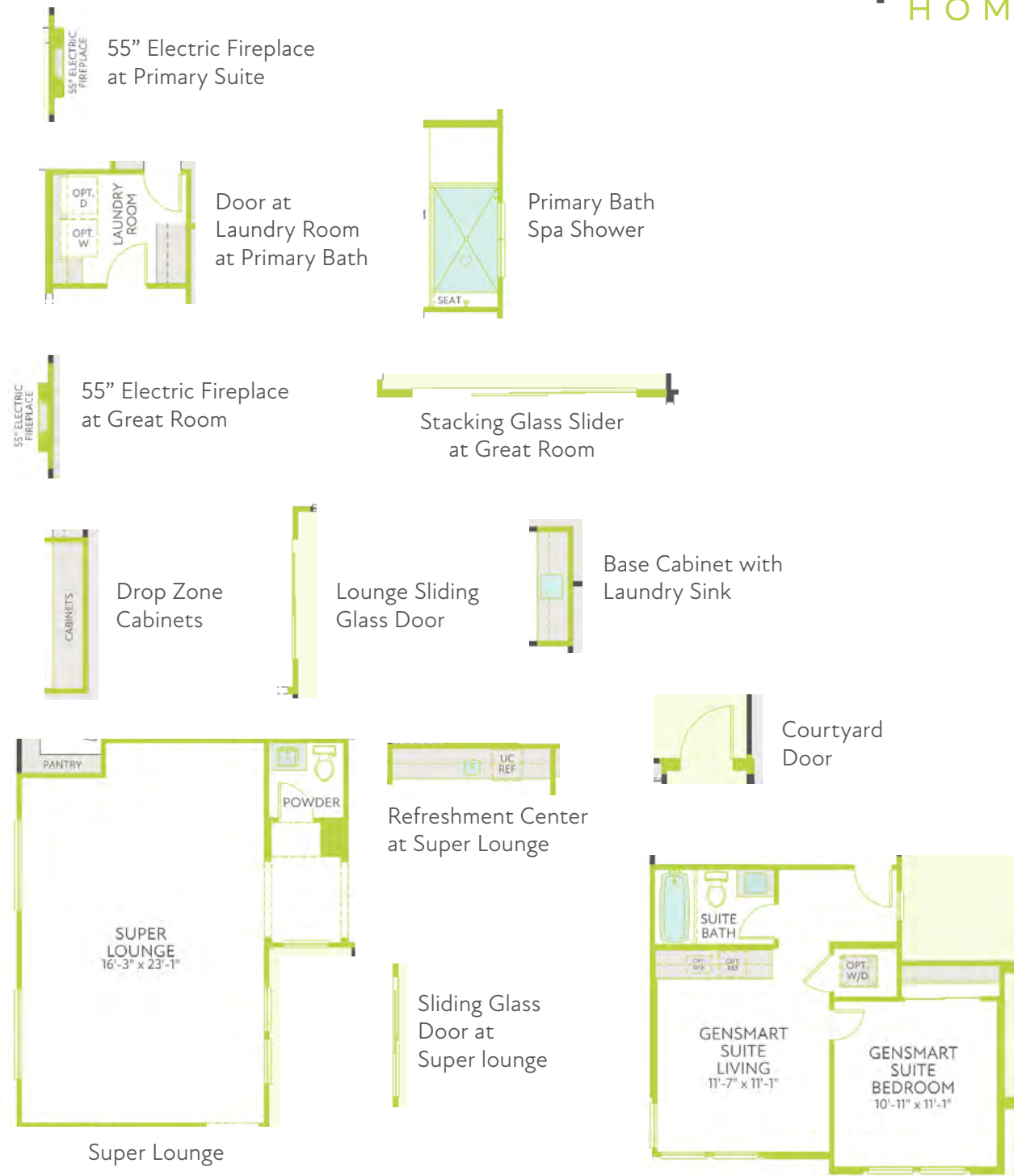
Covered Outdoor Living

2-Bay Garage + Garage Bay Storage

ALPINE RIDGE

Plan 3

2,745 Sq Ft  
3-4 Bedrooms  
3 Bathrooms  
Covered Outdoor Living  
2-Bay Garage + Garage Bay Storage



PRELIMINARY



# Where Style Comes

Our Design Consultants are trained on the latest trends in home finishes and have packaged classic, contemporary attainable design collections sure to make your home feel more premium than ever. View all the ways these beautiful collections from the Tri Pointe Homes Design Studio can bring your vision to life.





## Durability, Comfort, Savings

Tri Pointe Homes is a leader in green building and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our homeowners and the legacy we'll all leave on this amazing planet. New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement:



### INCLUDED

- ▶ Low-formaldehyde insulation
- ▶ Low VOC interior paint
- ▶ MERV 13 air filters to reduce airborne contaminants

- ▶ LED lighting
- ▶ 14-SEER air conditioner
- ▶ Low-E spectrally selective glass windows aim to keep heat and cold outside while letting light in
- ▶ Programmable "Smart" thermostat you can control remotely

- ▶ Plush, stain-resistant carpeting made from recycled material
- ▶ Engineered wood products
- ▶ Engineered, insulated entry doors
- ▶ Electrical vehicle prewired charging outlet for your earth-friendly endeavors

- ▶ Delta WaterSense® labeled faucets
- ▶ GE® ENERGY STAR® dishwasher in kitchens
- ▶ Water-efficient toilets
- ▶ Drought tolerant landscaping
- ▶ Tankless Water Heater

- ▶ Control your temperature, lighting and much more via smart phone or voice control, both for comfort and convenience while at home, or for your imminent arrival when away
- ▶ Remotely control access to securely monitor who's coming and going from your video doorbell
- ▶ Your home is smart and connected via a Mesh WiFi System

### AVAILABLE

- ▶ Low VOC interior paint packages
- ▶ Central vacuum system, promoting indoor air quality
- ▶ Reverse osmosis water system at kitchen

- ▶ GE® ENERGY STAR® washing machines, dryers, and refrigerators
- ▶ Additional LED lighting
- ▶ Higher efficiency tankless water heaters

- ▶ Low-fiber flooring using material from quickly rejuvenating managed forests
- ▶ Convenient recycling center in kitchen

- ▶ Dual flush toilets
- ▶ Delta Voice at kitchen faucet

- ▶ Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced Wifi, home theatre, networking and more

## INCLUDED FEATURES

### CURB APPEAL

- ▶ Architecturally specified exterior color palettes
- ▶ Paver driveways and walkways in designer-selected color to compliment exterior elevations
- ▶ 8' tall Therma Tru® composite entry door
- ▶ Decorative entry door hardware in satin nickel finish by Schlage®
- ▶ Steel sectional insulated roll-up 8' garage doors
- ▶ Weatherproof exterior electrical outlets in select locations
- ▶ Flush mount led lights in soffits

### THE DETAILS

- ▶ Primary Suite featuring walk-in closets
- ▶ 17"x17" ceramic tile flooring in a variety of colors in entry, kitchen, all baths and laundry
- ▶ Plush carpeting over pad in choice of designer-selected colors (varies per plan)
- ▶ Interior door hardware levers in satin nickel finish
- ▶ Square drywall corners
- ▶ Knockdown drywall texture
- ▶ LED interior lighting

### BEAUTIFUL BATHROOMS

- ▶ All bathrooms include raised-height vanities
- ▶ Quartz countertops
- ▶ Undermount sinks in all baths
- ▶ Delta chrome finish faucets
- ▶ Compartmentalized water closet with elongated toilet

### ENERGY AND EARTH FRIENDLY

- ▶ Standard EV Charging prewire
- ▶ Ceiling fan prewires in all bedrooms
- ▶ 14-SEER air conditioner
- ▶ Soft water loop (soft water system available as an option)
- ▶ Smoke detectors with warning buzzer and battery backup
- ▶ Vinyl windows with dual-paned, spectrally selective glass
- ▶ Water efficient toilets
- ▶ Tankless water heater
- ▶ Whole house surge protector

### KITCHEN ENVY

- ▶ GE® appliance package including 36" cooktop, hood as well as dishwasher in stainless steel finish
- ▶ Granite slab countertop with 1.5" eased edge
- ▶ Stainless steel dual-compartment under-mounted sink
- ▶ Delta Faucet with Touch20® Technology
- ▶ 42" upper cabinets

### DISTINCTIVELY INTELLIGENT

- ▶ Features HomeSmart® with activation and support
- ▶ HomeSmart® package includes
  - Mesh WiFi System
  - Voice Controlled Device (2 qty)
  - Smart Switches (2 qty)
  - Smart Thermostats
  - Smart Doorbell
  - Smart Garage Door Opener
  - 30" Centralized Enclosure for RG6 CAT Distribution
  - Smart WiFi Deadbolt
  - Outlet with USB type A/C ports for phone charging located at kitchen
  - Smart Irrigation Clock

## AVAILABLE FEATURES

At our Design Studio we offer a wide variety of optional features.\* Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your Design Studio Consultant for additional customizing opportunities.

### CHOICES FOR YOUR GOURMET KITCHEN

- ▶ Selection of GE Monogram appliances
- ▶ Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers, glass-front doors and 3" crown
- ▶ Variety of sink styles including single- and multi-compartment sinks in stainless steel and composite materials
- ▶ Choice of kitchen faucet styles and finishes from Delta
- ▶ LED under-cabinet task lighting
- ▶ Customized backsplash designs in a designer- selected array of materials and finishes

### INTERIOR CHOICES

- ▶ Santa Fe or Skip Trowel drywall finishes
- ▶ Two-tone interior paint
- ▶ Upgraded door lever styles and finishes
- ▶ Mirrored closet doors
- ▶ Closet organizer systems in pantry and all bedrooms
- ▶ Upgraded interior door styles
- ▶ Stair railing choices
- ▶ Washer and dryer packages
- ▶ Window covering choices

### CHOICE OF DISTINCTIVELY INTELLIGENT

- ▶ Personalized solutions for all of your home technology needs, including security systems, cameras, intercom, enhanced WiFi, home theater and networking
- ▶ Additional LED lights
- ▶ Reinforced outlets for hanging fixtures or wall sconces
- ▶ Additional duplex outlets
- ▶ Exterior holiday light outlets
- ▶ Additional WiFi thermostats
- ▶ Electric vehicle charging prewire

### BATHROOM CHOICES

- ▶ Primary bath spa shower
- ▶ Customized backsplash and spa/shower tile designs
- ▶ Variety of faucet finish choices and styles
- ▶ Tub enclosures in secondary bathtubs

## ABOUT TRI POINTE HOMES®

One of the largest homebuilders in the U.S., Tri Pointe Homes (NYSE: TPH) is a publicly traded company headquartered in Irvine, California. A recognized leader in customer experience, innovative design, and environmentally responsible business practices, the company builds premium homes and communities in 10 states, with deep ties to the communities it serves—some for as long as a century. Tri Pointe Homes combines the financial resources, technology platforms and proven leadership of a national organization with the regional insights, longstanding community ties and agility of empowered local teams. Tri Pointe was named 2019 Builder of the Year by Builder and Developer magazine, recognized in Fortune magazine's 2017 100 Fastest-Growing Companies list, and garnered the 2015 Builder of the Year Award by Builder magazine. The company was also named one of the Best Places to Work by the Orange County Business Journal for four consecutive years. For more information, please visit [TriPointeHomes.com](http://TriPointeHomes.com)

# Alpine Ridge

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Contact our New Home Specialists at  
[tripointehomes.com](http://tripointehomes.com) or **702.710.6812**

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2023 Tri Pointe Homes, Inc. All rights reserved. Tri Pointe Homes IE-SD, Inc. (fka Pardee Homes) – California Contractor's License No. 251810. California DRE License No. 02027320.