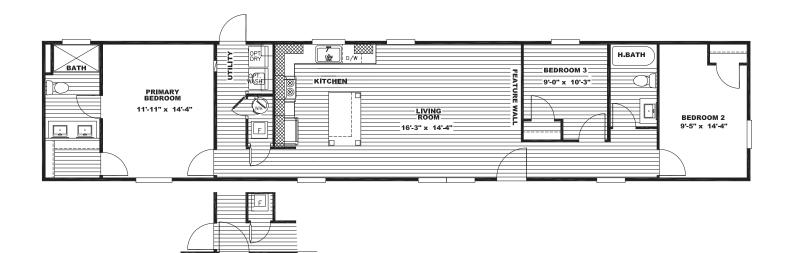


Trinity 76 52NXT16763AH | 3 beds | 2 baths | 1,140 sq. ft. | 16x76



nxtathens.com 3429 State Hwy 31 W | Athens, TX 75751

The home series, floor plans, photos, renderings, specifications, features, pricing, materials and availability shown will vary by retailer and state, and are subject to change without notice.





Standard Features

- White, Clay or Flint vinyl siding with OSB sheathing
- 30 Year Architectural Weatherwood shingles
- Dual porch lights at front door
- Artisan front door (Blue or White)
- · Optional artisan 6 pane glass front door (blue or white)
- Full-view storm door
- Ring[®] HD video doorbell
- Kwikset® black interior and exterior door hardware
- Tape and textured walls throughout
- 3" iron mountain pine or white trim around doors, windows, at the ceiling, and baseboards in linoleum areas
- Shaw Resilient[®] linoleum standard in all living rooms and wet areas
- · Custom wood shelving in closets with rod
- Shiplap feature wall (POG) with W/B for TV
- Shaw Resilient $^{\otimes}$ R2X $^{\otimes}$ 25 oz residential carpet is standard in spare bedrooms with built-in stain treatment
- 200 amp service
- Black ceiling fan with light in primary bedroom and living room or den
- USB recept in islands
- · Large single-level island

- DuraCraft[®] cabinets in three colors (we can also add four island colors) with shaker profile. PVC scratch-resistant and water-repellant
- Drawer over base door construction
- 43" overhead cabinets
- · Frigidaire® appliances in stainless steel
- Package includes 26' side-by-side with water/ice, smooth top range, dishwasher, and stainless steel microwave over range
- Pfister[®] brushed nickel gooseneck faucet with sprayer in stainless steel farmhouse apron sink
- All homes are constructed with eBuilt[®] features
- R-22/R-13/R-38 insulation values
- Overhead air ducts
- Lux Low-E windows 60", 4 over 1 gridded wit bronze finish
- ecobee[®] Smart Thermostat
- Rheem[®] hybrid heat pump 40-gallon water heater
- SmartComfort[®] Carrier[®] furnace electric up-flow air
- LED can lights throughout
- 60" fiberglass shower with black pivot door in primary bath
- Square porcelain sinks
- Pfister[®] black faucets in both baths
- Iron mountain pine or white trimmed mirrors
- 60" fiberglass tub/shower combo in hall bath

Available Upgrades

 Wind Zone 2 Wind Zone 3 30 # Roof Load 40 # Roof Load (Colorado Only) Gas Range 60" Six3Tile[®] Shower Lino Throughout 	 Add Lino to Bedroom Add 5 Gallons Exterior Paint Add 2 Extra Gallons Interior Paint to Ship Loose 2" Blinds Throughout Gas Furnace w/ Floor Registers 100 AMP Service AC Disconnect 	 Frigidaire® Washer & Dryer Smart Home Upgrade Package (Includes Ring Doorbell, ecobee®, Smart Thermostat, Smart Switches in Living Area, 2 Smart Plugs, Amazon Echo Show) Add Artisan Front Door to Front Sidewall Optional SmartPanel Exterior Siding
Customer Name Phone Number CSM *All Options Subject to Change Without Notice	County	

View your color options and more with our virtual Home Builder at nxtathens.com



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