

Smart Series

Included Features - Standard Package

Exterior Design

Clay brick elevations with gray mortar (per plan)
3-Tab or Dimensional shingles (per community specifications)
Caststone address block
Cementitious siding and LP Smart Side® trim package (per plan)
6' 8" fiberglass front door with Schlage® hardware
Low-E3 divided lite vinyl windows on front, clear on sides and rear elevations
Screens on all operable windows
Remote garage door openers
Broom finished driveway and lead walk per community requirements
6' wood privacy fence on steel post with gate or as determined by community HOA
Taexx® built-in pest control system (activation optional)
Front yard landscaping package with full-yard bermuda sod
Multi-zone programmable irrigation system with weather sensor
Front coach light(s) and front porch light(s) (per plan)

Interior Details and Flooring

Vinyl flooring in foyer, kitchen, nook, laundry and bathrooms (per plan)
Carpet with 5lb, 3/8" carpet pad in designated areas (per plan)
2 1/2" base moulding throughout home
6' 8" Hollow core doors throughout home
Schlage® chrome door hardware
Half-wall at stairs and stained wood handrail (per plan)
White rocker switches
Ceiling fan wiring in all bedrooms (per plan)
Designer-selected Sherwin-Williams® interior paint
Rounded sheetrock corners throughout, excludes windows and garage

Kitchen

36" upper cabinets with concealed hinges
36" base cabinets with full access drawer guides
3cm granite countertops
4" granite backsplash
GE® Black appliances (per plan):
30" 4-burner range*
Vent hood
Built-in dishwasher
Icemaker waterline connection at refrigerator
Moen® chrome kitchen faucet
Stainless-steel undermount sink
Single stage filtration water system at the kitchen sink
Insinkerator® 1/3 HP garbage disposal

Owner's, Powder and Secondary Bathrooms

30" base cabinets with concealed hinges and full access drawer guides in all baths
Moen® chrome plumbing fixtures
Cultured marble vanities with square integral sink(s)
Pedestal sink at first floor powder bath (per plan)
Owner's shower with acrylic pan and acrylic surround

Whole Home Certified Features

16-SEER high-efficiency heat/air conditioning system*
Ecobee® programmable smart thermostat
Merv 8 HVAC filtration with sealed insulated ducts
Independent fresh air system
Tankless water heater*
Thermo-Ply® structural exterior sheathing with sealed seams
LP® Top Notch 250 subfloor standard in two-story homes
Energy Star® appliances
Bath vents all vented to exterior of home
Insulation:
R-30 Insulation at living area attic ceilings
R-22 Insulation at sloped living area attic ceilings
R-15 Insulation at 2x6 living area exterior walls
R-13 Insulation at living area exterior 2x4 walls
LED lighting throughout home
PEX Plumbing system
Third party independent energy inspection ensuring energy-efficiency of home (HERS rating provided)

Technology

Technology:
Two (2) combination TV and data outlets inclusive of:
CAT-5; RG-6

* Available in select communities, where gas or electric is provided.

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M/I Homes builds quality homes in Austin, TX; Charlotte, NC; Chicago, IL; Cincinnati, OH; Columbus, OH; Dallas/Fort Worth, TX; Detroit, MI; Ft. Myers/Naples, FL; Houston, TX; Indianapolis, IN; Minneapolis/St. Paul, MN; Nashville, TN; Orlando, FL; Raleigh, NC; San Antonio, TX; Sarasota, FL; and Tampa, FL. Pricing, floorplans, included features, specifications and availability are subject to change without notice. Included and/or standard features may vary depending on community and floorplan. This brochure is a marketing piece and may not reflect the most current included features in the home. The buyer must refer to the included feature pages of the contract for home specifics included in the purchase. This brochure is not part of a legal contract. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details. Revised on 1/8/2025.



M/I HOMES

Welcome to Better

Smart Series

Included Features - Gold Package

Exterior Design

Clay brick elevations with gray mortar (per plan)
3-Tab or Dimensional shingles (per community specifications)
Caststone address block
Cementitious siding and LP Smart Side® trim package (per plan)
6' 8" fiberglass front door with Schlage® hardware
Low-E3 divided lite vinyl windows on front, clear on sides and rear elevations
Screens on all operable windows
Remote garage door openers
Broom finished driveway and lead walk per community requirements
6' wood privacy fence on steel post with gate or as determined by community HOA
Taexx® built-in pest control system (activation optional)
Front yard landscaping package with full-yard bermuda sod
Multi-zone programmable irrigation system with weather sensor
Front coach light(s) and front porch light(s) (per plan)

Interior Details and Flooring

LVP flooring in foyer, kitchen, nook, family room, laundry and bathrooms (per plan)
Carpet with 5lb, 3/8" carpet pad in designated areas (per plan)
2 1/2" base moulding throughout home
6' 8" Hollow core doors throughout home
Schlage® chrome door hardware
Half-wall at stairs and stained wood handrail (per plan)
White rocker switches
Ceiling fan wiring in all bedrooms and family room (per plan)
Ceiling fan with light kit in family room
Designer-selected Sherwin-Williams® interior paint
Rounded sheetrock corners throughout, excludes windows and garage

Kitchen

36" upper cabinets (stained or painted) with concealed hinges and 2 1/2 crown; 36" base cabinets with full access drawer guides
3cm granite countertops
4" granite backsplash
GE® Black appliances (per plan):
30" 4-burner range*
Over the range microwave vent hood
Built-in dishwasher
Icemaker waterline connection at refrigerator
Moen® chrome kitchen faucet
Stainless-steel undermount sink
Single stage filtration water system at the kitchen sink
Insinkerator® 1/3 HP garbage disposal

Owner's, Powder and Secondary Bathrooms

30" base cabinets with concealed hinges and full access drawer guides in all baths
Moen® chrome plumbing fixtures
Cultured marble vanities with square integral sink(s)
Chrome framed owner's shower with acrylic pan and acrylic surround
Pedestal sink at first floor powder bath (per plan)

Whole Home Certified Features

16-SEER high-efficiency heat/air conditioning system*
Ecobee® programmable smart thermostat
Merv 8 HVAC filtration with sealed insulated ducts
Independent fresh air system
Tankless water heater*
Thermo-Ply® structural exterior sheathing with sealed seams
LP® Top Notch 250 subfloor standard in two-story homes
Energy Star® appliances
Bath vents all vented to exterior of home
Insulation:
R-38 Insulation at living area attic ceilings
R-22 Insulation at sloped living area attic ceilings
R-15 Insulation at 2x6 living area exterior walls
R-13 Insulation at living area exterior 2x4 walls
LED lighting throughout home
PEX Plumbing system
Third party independent energy inspection ensuring energy-efficiency of home (HERS rating provided)

Technology & Security

Technology:
Luxul® certified WiFi coverage guaranteed throughout home
Luxul® WiFi router
30" Structured wiring enclosure
Wireless access points (WAP) hardwired to enclosure (per plan)
Two (2) combination TV and data outlets inclusive of:
CAT-5; RG-6
Security:
Control pad pre-wire at garage entry
All exterior doors hard-wired contacted
Audible siren pre-wired

* Available in select communities, where gas or electric is provided.

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Welcome to Better

Smart Series

Included Features - Platinum Package

Exterior Design

Clay brick elevations with gray mortar (per plan)
3-Tab or Dimensional shingles (per community specifications)
Caststone address block
Cementitious siding and LP Smart Side® trim package (per plan)
6' 8" fiberglass front door with Schlage® hardware
Low-E3 divided lite vinyl windows on front, clear on sides and rear elevations
Screens on all operable windows
Remote garage door openers
Gutters at front elevation only; pre-finished aluminum
Broom finished driveway and lead walk per community requirements
6' wood privacy fence on steel post with gate or as determined by community HOA
Taexx® built-in pest control system (activation optional)
Front yard landscaping package with full-yard bermuda sod
Multi-zone programmable irrigation system with weather sensor
Front coach light(s) and front porch light(s) (per plan)

Interior Details and Flooring

Wood-look Tile flooring in foyer, kitchen, nook, family room, laundry and bathrooms (per plan)
Carpet with 5lb, 3/8" carpet pad in designated areas (per plan)
2 1/2" base moulding throughout home
6' 8" Hollow core five-panel doors throughout home
6' 8" Hollow core twin doors at entry to owner's bathroom (per plan)
Schlage® chrome door hardware and handleset
Half-wall at stairs and stained wood handrail (per plan)
White rocker switches
Ceiling fan wiring in all bedrooms, and family room (per plan)
Ceiling fan with light kit in family room and owner's bedroom
2" faux wood blinds throughout home (excludes patio door)
Designer-selected Sherwin-Williams® interior paint
Rounded sheetrock corners throughout, excludes windows and garage

Kitchen

42" upper cabinets (stained or painted) with concealed hinges and 2 1/2 crown; 36" base cabinets with full access drawer guides
3cm granite countertops
Ceramic tile backsplash (varies by size and pattern per package)
GE® Stainless-steel appliances (per plan):
30" 4-burner range*
Over the range microwave vent hood
Built-in dishwasher
Icemaker waterline connection at refrigerator
Moen® chrome kitchen faucet
Stainless-steel undermount sink

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Kitchen - continued

Single stage filtration water system at the kitchen sink
Insinkerator® 1/3 HP garbage disposal

Owner's, Powder and Secondary Bathrooms

30" base cabinets with concealed hinges and full access drawer guides in all baths
Moen® chrome plumbing fixtures
Elongated commodes in all bathrooms
Cultured marble vanities with square integral sink(s)
Chrome framed owner's shower with 13x13 tile surround, wall tile and decorative tile
13x13 tile surrounds in all secondary bathrooms
Pedestal sink at first floor powder bath (per plan)

Whole Home Certified Features

16-SEER high-efficiency heat/air conditioning system*
Ecobee® programmable smart thermostat
Merv 8 HVAC filtration with sealed insulated ducts
Independent fresh air system
Tankless water heater*
Thermo-Ply® structural exterior sheathing with sealed seams
LP® Top Notch 250 subfloor standard in two-story homes
Energy Star® appliances
Bath vents all vented to exterior of home
Insulation:
R-38 Insulation at living area attic ceilings
R-22 Insulation at sloped living area attic ceilings
R-15 Insulation at 2x6 living area exterior walls
R-13 Insulation at living area exterior 2x4 walls
LED lighting throughout home
PEX Plumbing system
Third party independent energy inspection ensuring energy-efficiency of home (HERS rating provided)

Technology & Security

Technology:
Luxul® certified WiFi coverage guaranteed throughout home
Luxul® WiFi router
30" Structured wiring enclosure
Wireless access points (WAP) hardwired to enclosure (per plan)
Two (2) combination TV and data outlets inclusive of:
CAT-5; RG-6
Security:
Control pad pre-wire at garage entry
All exterior doors hard-wired contacted
Audible siren pre-wired

* Available in select communities, where gas or electric is provided



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Welcome to Better

Smart Series

Included Features - Diamond Package

Exterior Design

Clay brick elevations with gray mortar (per plan)
3-Tab or Dimensional shingles (per community specifications)
Caststone address block
Cementitious siding and LP Smart Side® trim package (per plan)
6' 8" fiberglass front door with single vertical window and Schlage® hardware
Low-E3 divided lite vinyl windows on front, clear on sides and rear elevations
Screens on all operable windows
Remote garage door openers
Gutters at front elevation only; pre-finished aluminum
Broom finished driveway and lead walk per community requirements
6' wood privacy fence on steel post with gate or as determined by community HOA
Taexx® built-in pest control system (activation optional)
Front yard landscaping package with full-yard bermuda sod
Multi-zone programmable irrigation system with weather sensor
Front coach light(s) and front porch light(s) (per plan)

Interior Details and Flooring

Engineered wood flooring in foyer, kitchen, nook, family room, and powder (per plan)
12x24 offset ceramic tile flooring in the owner's bath, secondary baths, and laundry room (per plan)
Carpet with 5lb, 3/8" carpet pad in designated areas (per plan)
2 1/2" base moulding throughout home
6' 8" Hollow core five-panel doors throughout home
6' 8" Hollow core twin doors at entry to owner's bathroom (per plan)
Schlage® chrome door hardware and handleset
Half-wall at stairs and stained wood handrail (per plan)
White rocker switches
Ceiling fan wiring in all bedrooms, and family room (per plan)
Ceiling fan with light kit in family room and owner's bedroom
2" faux wood blinds throughout home (excludes patio door)
Designer-selected Sherwin-Williams® interior paint
Rounded sheetrock corners throughout, excludes windows and garage

Kitchen

42" upper cabinets (stained or painted) with concealed hinges and 2 1/2 crown; 36" base cabinets with full access drawer guides
Pot/pan drawers, pull-out trash drawer, and 12" deep cabinet over refrigerator (per plan)
3cm quartz countertops
Ceramic tile backsplash (varies by size and pattern per package)
GE® Stainless steel appliances (per plan):
30" 4-burner cooktop with built-in oven below*
Over the range microwave vent hood
Built-in dishwasher
Icemaker waterline connection at refrigerator
Moen® stainless steel high arc kitchen faucet

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Kitchen - continued

Stainless steel single-bowl undermount sink
Single stage filtration water system at the kitchen sink
Insinkerator® 1/3 HP garbage disposal
Two decorative pendant lights above island

Owner's, Powder and Secondary Bathrooms

30" base cabinets with concealed hinges and full access drawer guides in all baths
Double-bowl sink in the owner's bath
Moen® chrome plumbing fixtures
Elongated commodes in all bathrooms
Cultured marble vanities with square integral sink(s)
Chrome framed owner's shower with 12x24 tile surround installed straight, wall tile, and decorative tile
13x13 tile surrounds in all secondary bathrooms
Pedestal sink at first floor powder bath (per plan)
Brushed nickel 3-light vanity fixture in all bathrooms

Whole Home Certified Features

16-SEER high-efficiency heat/air conditioning system*
Ecobee® programmable smart thermostat
Merv 8 HVAC filtration with sealed insulated ducts
Independent fresh air system
Tankless water heater*
Thermo-Ply® structural exterior sheathing with sealed seams
LP® Top Notch 250 subfloor standard in two-story homes
Energy Star® appliances
Bath vents all vented to exterior of home
Insulation:
R-38 Insulation at living area attic ceilings
R-22 Insulation at sloped living area attic ceilings
R-15 Insulation at 2x6 living area exterior walls
R-13 Insulation at living area exterior 2x4 walls
LED lighting throughout home
PEX Plumbing system
Third party independent energy inspection ensuring energy-efficiency of home (HERS rating provided)

Technology & Security

Technology:
Luxul® certified WiFi coverage guaranteed throughout home
Luxul® WiFi router
30" Structured wiring enclosure
Wireless access points (WAP) hardwired to enclosure (per plan)
Two (2) combination TV and data outlets inclusive of:
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Security:
Control pad pre-wire at garage entry
All exterior doors hard-wired contacted
Audible siren pre-wired

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