

# 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  
Pre-wiring for garage door opener  
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 the family room and owner's suite  
Designer-selected Sherwin-Williams® interior paint  
Square sheetrock corners throughout, including windows and garage

### Kitchen

36" upper cabinets with concealed hinges  
36" base cabinets with full access drawer guides  
3 cm 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  
1.5 cm quartz vanities with rectangular undermount 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.

[mihomes.com/dfw](http://mihomes.com/dfw)

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 1/12/2026.



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 with light kit in family room  
Designer-selected Sherwin-Williams® interior paint  
Square sheetrock corners throughout, including 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  
3 cm granite countertops  
4" granite backsplash  
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  
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  
1.5 cm quartz vanities with rectangular undermount sink(s)  
Chrome framed owner's shower with acrylic pan and 13x13 tile surround  
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:  
30" Structured wiring enclosure  
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.

[mihomes.com/dfw](http://mihomes.com/dfw)

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 1/12/2026.



M/I HOMES

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 around the full home; 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® nickel door hardware and handleset  
Half-wall at stairs and stained wood handrail (per plan)  
White rocker switches  
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  
Square sheetrock corners throughout, including 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  
12" deep cabinet over refrigerator  
3 cm quartz 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 vented to the exterior  
Built-in dishwasher  
Icemaker waterline connection at refrigerator  
Moen® stainless steel kitchen faucet

### Kitchen - continued

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® nickel plumbing fixtures  
Elongated commodes in all bathrooms  
1.5 cm quartz vanities with rectangular undermount sink(s)  
Nickel 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:  
30" Structured wiring enclosure  
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

[mihomes.com/dfw](http://mihomes.com/dfw)

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 1/12/2026.



M/I HOMES

Welcome to Better