

## Songbird Homes Standards are other builders' upgrades.

No need to pay extra  
for a truly move-in-ready home

### ◆ Master Suite

- ◇ Vaulted or trayed ceiling
- ◇ Walk-in closet
- ◇ Ceiling fan
- ◇ Double vanity with slab quartz and undermount sinks
- ◇ 5' tiled shower with built in shelves
- ◇ Luxury Vinyl Tile (LVT) floor in master bath
- ◇ Elongated bowl toilet

### ◆ Other Baths

- ◇ Luxury Vinyl Plank or Tile
- ◇ Pedestal sink in powder
- ◇ Quartz slab with undermount sinks in main bath
- ◇ Elongated bowl toilets
- ◇ 5' Tub/shower
- ◇ 6" Backsplash
- ◇ Grohe chrome faucets

### ◆ Energy Savers

- ◇ York High efficiency heat pump and air-handler
- ◇ Programmable Thermostat
- ◇ Low E-dual pane vinyl windows
- ◇ Insulation package includes 6" R-21 exterior walls, 18" Blow in R-49 ceilings, 10" bat R-38 floors
- ◇ 50 gallon Bradford White hybrid hot water heater
- ◇ LED lighting throughout

### ◆ Kitchen

- ◇ Custom Cabinets
- ◇ Quartz Slab Countertops
- ◇ Full backsplash
- ◇ Undermount single bowl sink
- ◇ Fingerprint resistant stainless steel appliance package:  
Free standing backless range  
Built-in microwave with vent  
Ultra quiet dishwasher  
Side-by-side refrigerator with water and ice in the door
- ◇ Hansgrohe satin brushed nickel faucet
- ◇ Garbage Disposal
- ◇ Pantry
- ◇ Island or peninsula with eating bar

### ◆ Exterior

- ◇ 30 year Architectural roofing shingles
- ◇ HardiPlank Siding
- ◇ Weatherproof GFI electrical outlets front/rear
- ◇ Frost resistant hose bibs at front/rear
- ◇ LED lighted front porch & back patio
- ◇ Fully fenced backyards & landscaping with irrigation
- ◇ Covered back patio per plan

### ◆ Interior

- ◇ Designer paint with white enamel finish on trim & doors
- ◇ Rounded sheetrock corners
- ◇ Carpet on stairs, loft & bedrooms
- ◇ Luxury Vinyl Plank (LVP) on the main floor
- ◇ LED Lighting
- ◇ Satin nickel door hardware
- ◇ Vinyl coated wire shelving in closets
- ◇ Fully finished garage with wifi enabled opener

### ◆ Tech Features

- ◇ Kwikset SmartCode deadbolt
- ◇ Smart home ready media panel
- ◇ Cat-6 cable outlets in all bedrooms and great room
- ◇ USB fast-charging ports in master suite and kitchen
- ◇ Wifi enabled garage door opener

### ◆ Optional Features

- ◆ Electric LED fireplace with tiled surround quartz mantle  
[\$2995+tax]
- ◆ Framed tub doors, Clear or Rain glass  
[\$580+tax]
- ◆ Framed shower doors, Clear or Rain glass  
[\$670+tax]
- ◆ Frameless shower door, (Master only)  
Clear glass [\$1575+tax]  
Rain glass [\$1875+tax]
- ◆ 2" Faux wood blinds (except transoms)  
[\$1575+tax]
- ◆ Whirlpool Cabrio washer and dryer  
[\$665+tax each]
- ◆ Other options may be available on pre-sales

\*Pricing may change without notice