



\*All information including, but not limited to home pricing, features, upgrades/options are subject to change at the builder's discretion at any time. This information is deemed reliable but is not guaranteed. Verify current information prior to submitting offers.\*  
Disclaimer: Standards and options may change without notice based on supply of materials. Every effort will be made to maintain the quality of substitutions.

**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
- ◆ Freestanding tub and 5' tiled shower with niche
- ◆ 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
- ◆ Hansgrohe/Grohe chrome faucets

## ◆ Energy Savers

- ◆ York High efficiency furnace and A/C
- ◆ 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
- ◆ Rinnai tankless water heater
- ◆ LED lighting throughout

## ◆ Kitchen

- ◆ Custom Cabinets
- ◆ Quartz Slab Countertops
- ◆ Full backsplash
- ◆ Undermount single bowl sink
- ◆ Stainless steel appliance package:
  - ◆ Free standing backless range
  - ◆ Built-in microwave with vent
  - ◆ Ultra quiet dishwasher
- ◆ Hansgrohe/Grohe 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
- ◆ Gas BBQ hookup

## ◆ 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 lever handles
- ◆ Vinyl coated wire shelving in closets
- ◆ Fully finished garage with wifi enabled opener
- ◆ Gas or electric LED fireplace per plan

## ◆ Tech Features

- ◆ Kwikset SmartCode deadbolt
- ◆ Smart home ready media panel
- ◆ Cat-5 cable outlets in all bedrooms and great room
- ◆ USB fast-charging ports in master suite and kitchen
- ◆ Wifi enabled garage door opener
- ◆ Honeywell T6 Pro Smart Thermostat

## ◆ Optional Features

- ◆ Framed tub doors, Clear or Rain glass
- ◆ Framed shower doors, Clear or Rain glass
- ◆ 2" Faux wood blinds (except transoms)
- ◆ Whirlpool front load washer and Whirlpool electric dryer
- ◆ Pedestal for washer and dryer
- ◆ Frameless shower door, (Master only)  
Clear glass  
Rain glass
- ◆ Side by side stainless reffridgerator

\*Other options may be available on pre-sales; Due to ever changing costs, please request current pricing for upgrades before adding to an offer or contract