



\*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.\*

**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 on most plans
- ◇ Walk-in closet
- ◇ Ceiling fan
- ◇ Double vanity with slab quartz and undermount sinks
- ◇ 5' tiled shower with built in shelves
- ◇ Framed shower doors
- ◇ 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 or A/C per plan
- ◇ 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 hybrid hot water heater  
\*Except lots 1-4 (tankless)
- ◇ 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 stainless steel 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 & sprinkler system installed
- ◇ 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
- ◇ Electric LED fireplace with tiled surround quartz mantle

## ◆ Tech Features

- ◇ Kwikset SmartCode deadbolt
- ◇ Smart home ready media panel
- ◇ Cat-5e 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

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

\*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