

LU DEN ESTATES

Budget Smart Package

* 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.

◆ Primary Suite

- ◇ Vaulted or trayed ceiling
- ◇ Custom cabinets
- ◇ Walk-in closet
- ◇ 4 Can lights
- ◇ Pre-wired for ceiling fan
- ◇ Double vanity with large format tile countertops and drop-in sinks
- ◇ 5' fiberglass shower
- ◇ Luxury Vinyl Tile (LVT) floor in Primary bath
- ◇ Elongated bowl toilet
- ◇ Chrome finish plumbing fixtures

◆ Kitchen

- ◇ Custom cabinets
- ◇ Quartz slab countertops
- ◇ 6" Backsplash
- ◇ Undermount single bowl sink
- ◇ Stainless steel faucet
- ◇ Stainless steel appliance package:
 - ◆ Free standing range
 - ◆ Built-in microwave with vent
 - ◆ Dishwasher
- ◇ Garbage disposal
- ◇ Built-in pantry
- ◇ Island or peninsula with eating bar

◆ Interior

- ◇ Designer paint with white finish on trim & doors
- ◇ Rounded sheetrock corners
- ◇ Carpet on stairs, loft & bedrooms
- ◇ Luxury Vinyl Plank (LVP) throughout entry hall, great room, kitchen
- ◇ LED Lighting
- ◇ Black door hardware with knob handles
- ◇ Black light fixtures and bath hardware
- ◇ Vinyl coated wire shelving in closets and pantry
- ◇ Unfinished garage with wifi enabled opener

◆ Other Baths

- ◇ Luxury Vinyl Plank or Tile
- ◇ Custom cabinets
- ◇ Pedestal sink in powder
- ◇ Large format tile countertop with drop-in sinks
- ◇ Elongated bowl toilets
- ◇ 5' Tub/shower
- ◇ Chrome plumbing fixtures



◆ Tech Features

- ◇ Kwikset SmartCode deadbolt on entry door
- ◇ Smart home ready media panel
- ◇ Cat-6 cable outlets in all bedrooms and great room
- ◇ USB/C fast-charging ports in Primary suite and kitchen
- ◇ Wifi enabled garage door opener
- ◇ Honeywell Smart Thermostat

◆ Energy Savers

- ◇ High efficiency electric furnace with VRF heat pump
- ◇ 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 gal hybrid electric water heater
- ◇ LED lighting throughout

◆ Exterior

- ◇ 30 year architectural roofing shingles
- ◇ HardiPlank Siding
- ◇ Solid front door with transom
- ◇ Weatherproof GFI electrical outlets front/rear
- ◇ Insulated garage door - solid
- ◇ Frost resistant hose bibs at front/rear
- ◇ LED lighted front porch, back patio, and garage lamps
- ◇ Fully fenced backyards & landscaping with irrigation
- ◇ Covered back patio per plan

◆ Optional Features

- ◆ Side by side stainless refrigerator
- ◆ French door freezer stainless steel refrigerator
- ◆ Whirlpool front load washer and Whirlpool electric dryer
- ◆ 2" Faux wood blinds, (except transoms), verticals on sliders
- ◆ Electric LED fireplace
- ◆ EV circuit
- ◆ Framed tub doors, Clear or Rain glass

* 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