

LU DEN ESTATES

Standard Plus 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.

Songbird Homes standards are other builders' upgrades.

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

◆ Primary Suite

- ◇ Vaulted or trayed ceiling
- ◇ Walk-in closet
- ◇ Ceiling fan and 4 can lights
- ◇ Double vanity with slab quartz and undermount sinks
- ◇ 5' tiled shower with niche
- ◇ Free standing tub per plan
- ◇ Luxury Vinyl Tile (LVT) floor in Primary bath
- ◇ Elongated bowl toilet
- ◇ Framed shower doors
- ◇ Custom soft-close cabinets

◆ 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
- ◇ Chrome faucets
- ◇ Custom soft-close cabinets

◆ Energy Savers

- ◇ High efficiency electric furnace and 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

◆ Kitchen

- ◇ Custom soft-close cabinets
- ◇ Lazy susan
- ◇ 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
- ◇ Stainless steel faucet
- ◇ Garbage disposal
- ◇ Pantry
- ◇ Island or peninsula with eating bar



◆ Exterior

- ◇ 30 year architectural roofing shingles
- ◇ Front door with half glass designer
- ◇ HardiPlank Siding
- ◇ Stacked stone accent
- ◇ Weatherproof GFI electrical outlets front/rear
- ◇ 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

◆ Interior

- ◇ Designer paint with white enamel finish on trim & doors
- ◇ Rounded sheetrock corners
- ◇ Carpet on stairs, loft & bedrooms
- ◇ Luxury Vinyl Plank (LVP)
- ◇ LED Lighting
- ◇ Black door hardware lever handles
- ◇ Vinyl coated wire shelving in closets
- ◇ Fully finished garage with wifi enabled opener
- ◇ Electric LED fireplace with built-ins

◆ 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

◆ 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
- ◆ Framed tub doors, Clear or Rain glass
- ◆ Frameless shower door, (Primary only)
 - Clear glass
 - Rain glass
- ◆ EV circuit

* 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