

# 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
- ◇ Double vanity with slab quartz and undermount sinks
- ◇ 5' tiled shower with niche
- ◇ Freestanding tub per plan
- ◇ Luxury Vinyl Tile (LVT) floor in Primary bath
- ◇ Elongated bowl toilet
- ◇ Framed shower doors

#### ◆ 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

#### ◆ Energy Savers

- ◇ High Efficiency Electric Furnace and mini 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 Cabinets
- ◇ Lazy Susan
- ◇ Quartz slab countertops
- ◇ Soft-close hardware
- ◇ 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
- ◇ 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 or French door freezer stainless steel
- ◆ Whirlpool front load washer and electric dryer
- ◆ 2" Faux wood blinds (except transoms) verticals on sliders
- ◆ Framed tub doors, Clear or Rain glass
- ◆ Frameless shower door, Clear or Rain glass (Primary only)
- ◆ EV Circuit in garage

\* 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