

Premier Essentials

Standard in
**Hummingbird Court & Songbird
Gardens** and available with
early presales at **Luden Estates**

* 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 per plan
- ◆ Walk-in closet
- ◆ Four can lights and ceiling fan per plan
- ◆ Double vanity with slab quartz and undermount sinks
- ◆ Freestanding tub and large fully tiled shower with niche
- ◆ Luxury Vinyl Tile (LVT) floor in Primary bath
- ◆ Elongated bowl toilet
- ◆ Clear glass frameless shower door
- ◆ Insulated bedroom/bathroom wall
- ◆ Custom cabinets with soft close hardware

◆ 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 cabinets with soft close hardware

◆ 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
- ◆ Heat pump water heater
- ◆ LED lighting throughout

◆ Kitchen

- ◆ Custom Cabinets
- ◆ Lazy Susan
- ◆ Quartz slab countertops
- ◆ Soft-close hardware throughout
- ◆ Trash/recycle bin cabinet
- ◆ Full backsplash
- ◆ Undermount single bowl sink
- ◆ Upgraded stainless steel appliance package:
 - ◆ Built-in gas cooktop with hood vent
 - ◆ Built-in oven and microwave
 - ◆ Ultra quiet dishwasher
- ◆ Black faucet
- ◆ Garbage disposal
- ◆ Pantry
- ◆ Island or peninsula with eating bar
- ◆ Pots and pan drawer per plan
- ◆ Undercab lights



◆ Exterior

- ◆ 30 year architectural roofing shingles
- ◆ HardiPlank Siding
- ◆ Generous stacked stone accent
- ◆ Weatherproof GFI electrical outlets front/rear
- ◆ Frost resistant hose bibs at front/rear
- ◆ LED lighted front porch and back patio
- ◆ Fully fenced backyards & landscaping with irrigation
- ◆ Oversized 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 on the main floor
- ◆ LED Lighting
- ◆ Black door hardware and lever handles
- ◆ Melamine shelving
- ◆ 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
- ◆ Garage pre-wired with EV circuit

◆ 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
- ◆ Frameless shower door, (Primary only) Rain glass
- ◆ Side by side stainless refrigerator
- ◆ French door stainless steel refrigerator
- ◆ Extra garage door opener for 3rd bay garage door

* 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.