



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

# Premier Essentials

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