



**BUILDING**  
*Community*



**SONGBIRD**  
— HOMES —

**2024**

**NEW HOMES IN CLARK COUNTY, WA**

Our standard features are other builders' upgrades!



# About us



## A PACIFIC NW PASSION

The Songbird Homes name takes its inspiration from a deep appreciation for birdwatching and a true love of nature in the Pacific Northwest. This influence can be found in everything from our home's paint color choices to the naming of our neighborhoods.



## AFFORDABLE QUALITY

We build our homes with "Affordable Quality" at the center of everything we do. We only partner with experienced vendors, bringing you built-to-last materials and finishes that are cost-effective, attractive, and delivered on time.

*Live well  
in a home that is  
well-built*

### **EXCEEDING STANDARDS**

We source products that exceed the common “Builders Standard.” Working closely with our sub-contractors, we’re able to ensure quality is maintained throughout the building process. We employ an experienced staff of project managers who carefully and thoroughly oversee the work, ensuring that it’s done correctly, in a timely and efficient manner.

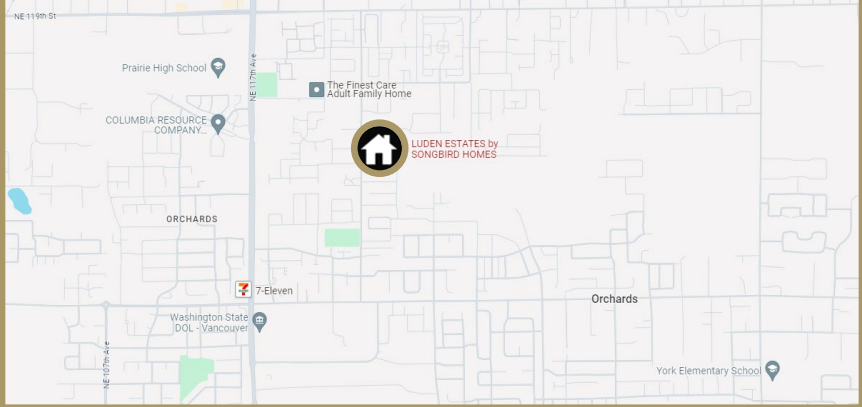
Our goal is to continually expand our business and reputation through building high-quality, beautiful homes and communities that our homeowners are proud to live in.



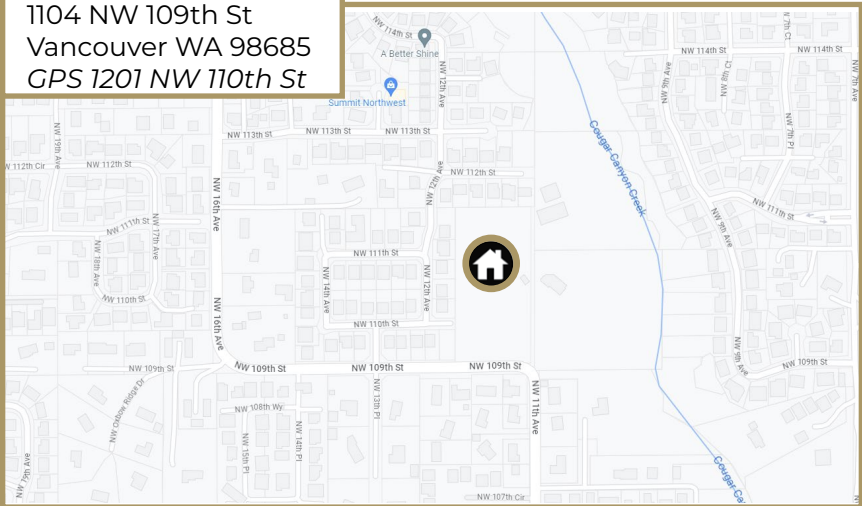
**SONGBIRDHOMES.COM**

# Communities

Luden Estates  
12702 NE 109th St  
Vancouver WA 98682  
GPS: 12609 NE 109th St



Songbird Gardens  
1104 NW 109th St  
Vancouver WA 98685  
GPS 1201 NW 110th St



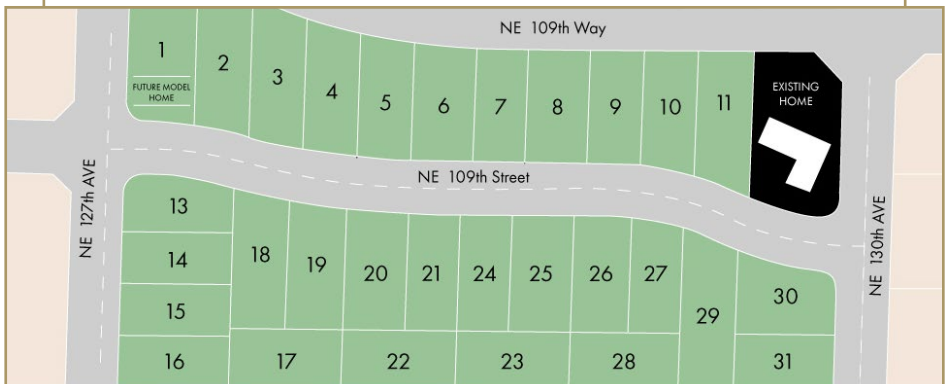


# Luden Estates

**NOW SELLING**

12702 NE 109th St  
Vancouver WA 98682  
GPS: 12609 NE 109th St

- 30 Homesites with 4,330-6,442 sq ft lots.
- 1,756 to 2,478 sq ft homes, single and two-story, with 3 to 5 bedroom plans.
- Finish packages include Budget Smart, Standard Plus, and with an early presale, Premier Essentials.
- Standard Plus kitchens feature custom cabinets, quartz counters with full tile back splash, and stainless appliances.
- Standard Plus primary bath includes a tiled shower and quartz counters with dual undermount sinks.





# Songbird Gardens

## NOW SELLING

1104 NW 109th St  
 Vancouver WA 98685  
 GPS 1201 NW 110th St

- 20 New homesites.
- 1,850-2,500+ sq ft single level and two-story homes with 3-car garages on most lots.
- This is an all-electric Premier Essentials neighborhood, which includes an impressive list of upgrades. A high-efficiency heat pump will keep you comfortable year-round. Full landscaping with irrigation and fencing, a fully finished garage

with one free opener, a gorgeous kitchen, and beautiful, practical LVP flooring are all included. The primary suite has a walk-in or curbless fully-tiled shower with frameless glass door and double vanity.



Additional plans are being developed for Songbird Gardens. We suggest checking with us and/or watching our website for updates.

# Features



● Included ○ Per Plan ◆ Optional

Kitchen	Budget Smart Pack	Standard Plus Pack	Premier Essentials
Custom cabinets	●	●	●
Soft close hardware on cabinets	◆	●	●
Under-cabinet lighting	◆	◆	●
Quartz slab countertops	●	●	●
Undermount single bowl sink	●	●	●
Stainless steel faucet	●	●	●
Garbage disposal	●	●	●
6" Backsplash	●	-	-
Full backsplash	◆	●	●
Pots and pans drawer	-	-	○
Trash/recycle bin cabinet	◆	◆	●
Lazy susan (for homes with corner cabinets)	○ ◆	○ ◆	○
Stainless steel appliance package includes freestanding range, built-in microwave with vent, and dishwasher	●	◆	◆
Stainless steel appliance package: freestanding backless range, built-in microwave with vent, and ultra quiet dishwasher	◆	●	-
Upgraded stainless steel appliance package includes built-in cooktop with hood vent, built-in oven and microwave, and ultra quiet dishwasher	-	-	●
Side-by-side stainless refrigerator	◆	◆	◆
French door freezer stainless steel refrigerator	◆	◆	◆
Pantry	●	●	●
Island or peninsula with eating bar	●	●	●





● Included ○ Per Plan ◆ Optional

Primary Suite	Budget Smart Pack	Standard Plus Pack	Premier Essentials
	Vaulted or trayed ceiling	○	○
Custom cabinets	●	●	●
Soft close hardware on cabinets	◆	●	●
Walk-in closet	●	●	●
4 Can lights and pre-wired for ceiling fan	●	-	-
4 Can lights and ceiling fan	◆	●	●
Double vanity with large format tile counters and drop-in sinks	●	-	-
Double vanity with slab quartz counters and undermount sinks	◆	●	●
Freestanding tub	◆	○	○
5' Fiberglass shower	●	-	-
Large fully-tiled shower with two (2) niches	◆	●	●
Framed shower doors (clear or rain glass)	◆	●	-
Clear glass frameless shower door	◆	◆	●
Luxury vinyl tile (LVT) flooring in primary bath	●	●	●
Elongated bowl toilet	●	●	●
Chrome finish plumbing fixtures	●	●	●
Insulated bedroom/bathroom wall	◆	◆	○

Other Baths	Budget Smart Pack	Standard Plus Pack	Premier Essentials
	Custom cabinets	●	●
Soft close hardware on cabinets	◆	●	●
Pedestal sink in powder bath	●	●	●
Large format tile counters with drop-in sinks	●	-	-
Quartz slab counters with undermount sinks in main bath	◆	●	●
5' Tub/shower	●	●	●
6" Backsplash	●	●	●
Elongated bowl toilet	●	●	●
Chrome finish plumbing fixtures	●	●	●
Luxury vinyl plank (LVP) or luxury vinyl tile (LVT) flooring	●	●	●



● Included ○ Per Plan ◆ Optional

Interior	Budget Smart Pack	Standard Plus Pack	Premier Essentials
Designer paint with white enamel finish on trim and doors	●	●	●
Rounded sheetrock corners	●	●	●
Carpet on stairs, loft, and bedrooms	●	●	●
Luxury vinyl plank (LVP) flooring in entry hall, great room, and kitchen	●	-	-
Luxury vinyl plank (LVP) flooring on main floor	●	●	●
LED lighting	●	●	●
Black door hardware and knob handles	●	-	-
Black door hardware and lever handles	◆	●	●
Vinyl coated wire shelving in closets	●	●	-
Painted wood shelving	◆	◆	●
Unfinished garage with WiFi-enabled opener	●	-	-
Fully-finished garage with WiFi-enabled opener	◆	●	●
Electric LED fireplace	◆	●	●
Built-ins around fireplace	◆	●	●
2" Faux wood blinds (except transoms) and verticals on sliders	◆	◆	◆
Whirlpool front-load washer and Whirlpool electric dryer	◆	◆	◆

Energy Savers	Budget Smart Pack	Standard Plus Pack	Premier Essentials
High efficiency electric furnace and VRF heat pump	●	●	●
Programmable thermostat	●	●	●
Low E dual pane vinyl windows	●	●	●
Insulation package that meets or exceeds what is required by County Code	●	●	●
50 gallon hybrid electric water heater	●	●	●
LED lighting throughout	●	●	●



● Included ○ Per Plan ◆ Optional

Exterior	Budget Smart Pack	Standard Plus Pack	Premier Essentials
30-year architectural roofing shingles	●	●	●
HardiPlank siding	●	●	●
Privacy front door with transom	●	-	-
Front door with half glass designer	◆	●	●
Stacked stone accent	◆	●	●
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 backyard with landscaping and irrigation	●	●	●
Covered back patio	●	●	●

Tech Features	Budget Smart Pack	Standard Plus Pack	Premier Essentials
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	●	●	●
Insulated garage door with windows	●	●	●
Garage pre-wired with EV charging 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. 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. Standards and options may change without notice, based on supply of materials. Every effort will be made to maintain the quality of substitutions.*

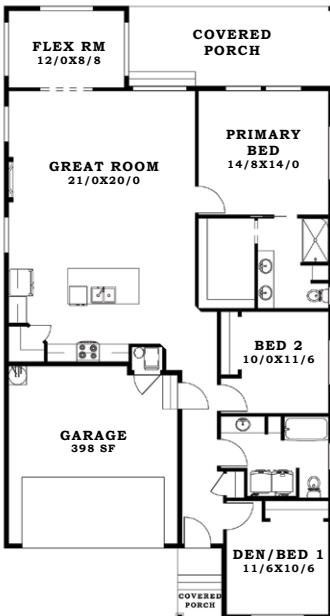
# Floor Plans

Additional plans may be available. Call or check our website for the latest information.



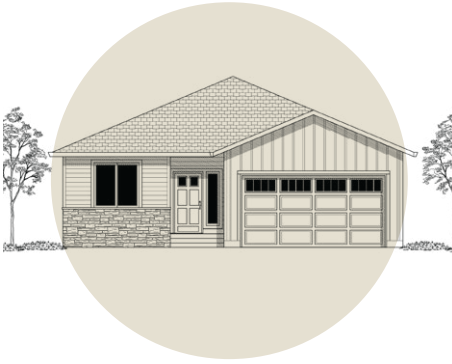
**BEACHSIDE**  
1730 Sq Ft  
3 BD + Loft, 2.5 BA

Luden Estates

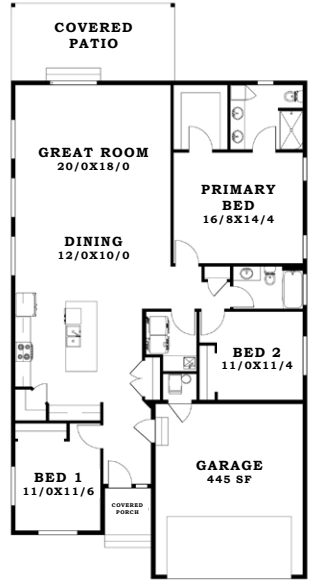


**KITSAP**  
1756 Sq Ft  
3 BD + Sun Room, 2 BA

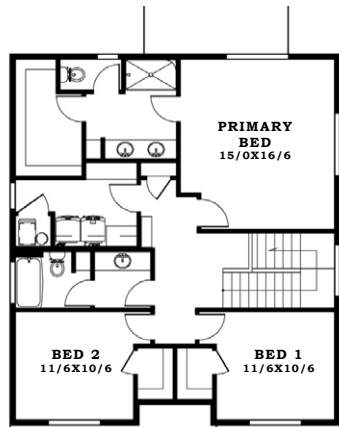
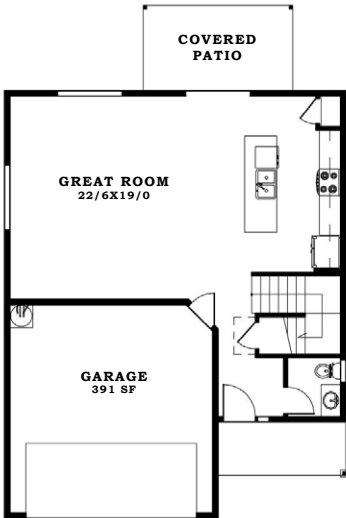
Songbird Gardens



**COLUMBIA PLATEAU**  
 1850 Sq Ft  
 3 BD, 2 BA  
 Luden Estates  
 Songbird Gardens

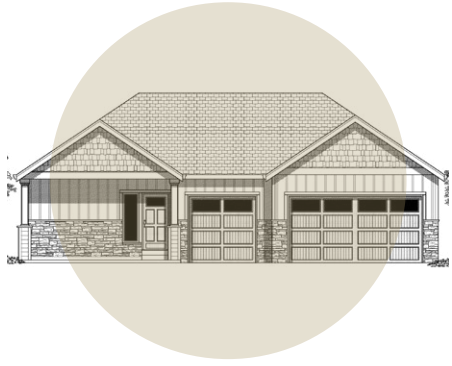


**TWIN HARBOR**  
 1850 Sq Ft  
 3 BD, 2.5 BA  
 Luden Estates

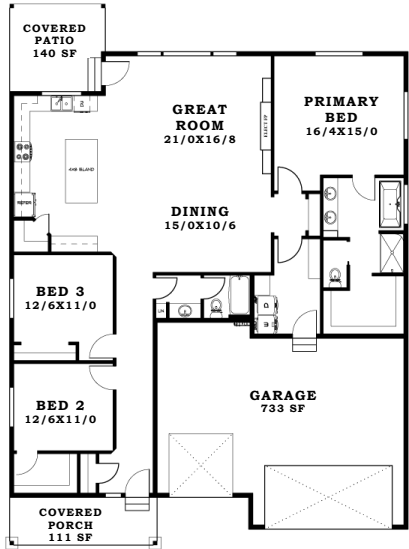
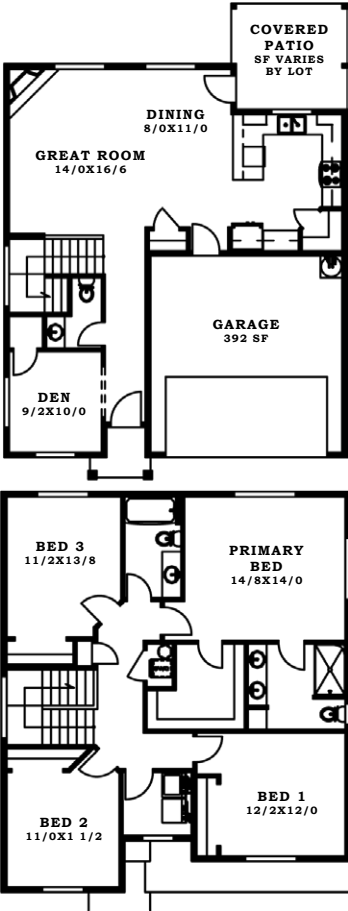




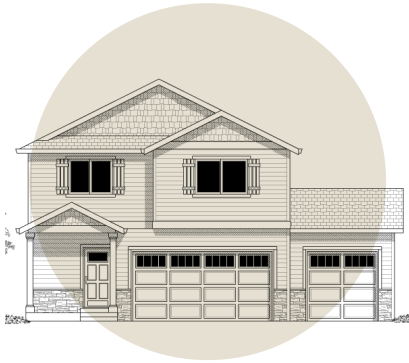
**PINNACLES 2-CAR**  
 2059 Sq Ft  
 4 BD + Den, 2.5 BA  
 Luden Estates



**RIVERSIDE**  
 2090 Sq Ft  
 3 BD, 2 BA  
 Songbird Gardens



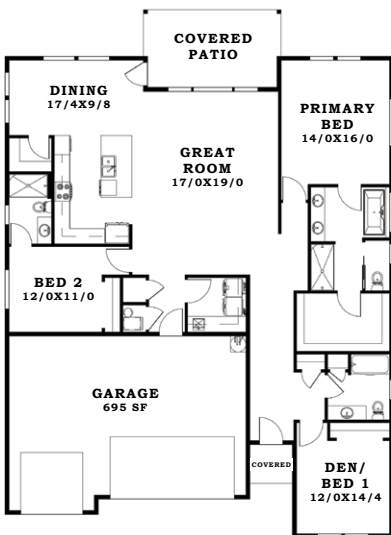
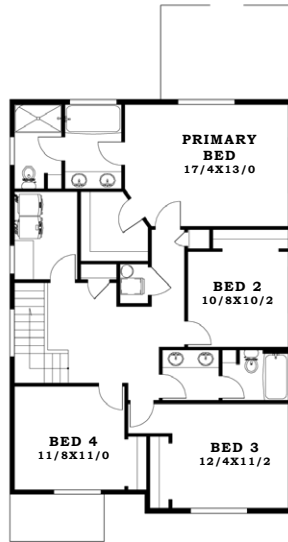
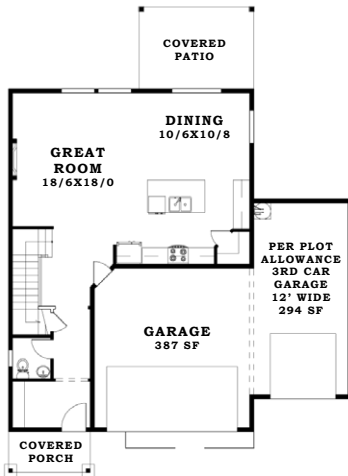
Floor plans may be altered, deleted, or added at the discretion of the builder. Please call or check our website for the latest information.



## HERITAGE LANDING

2124 Sq Ft  
4 BD, 2.5 BA

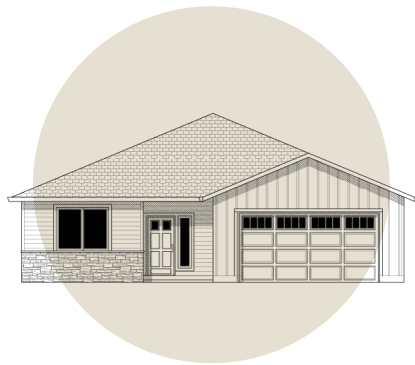
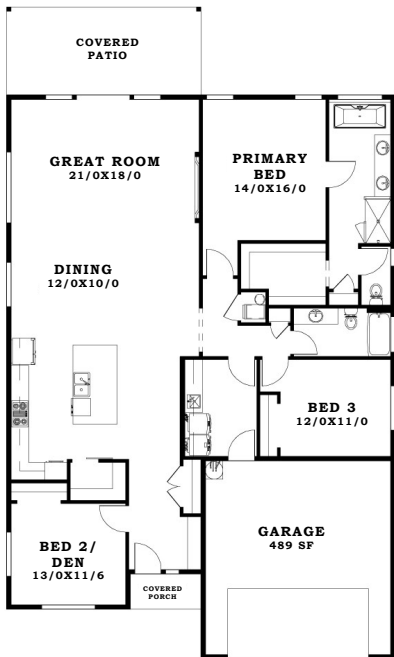
Luden Estates  
Songbird Gardens



## BRIDGEPORT

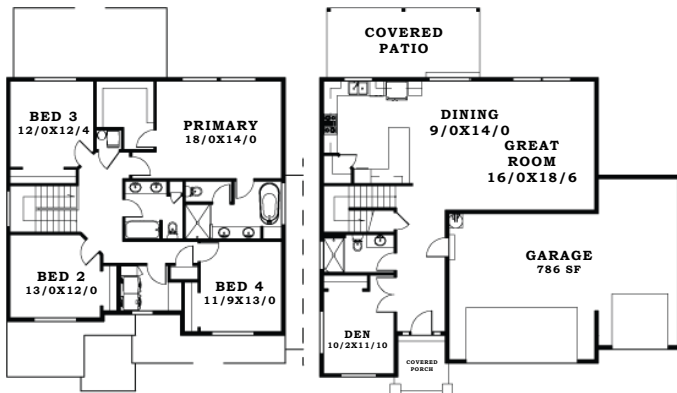
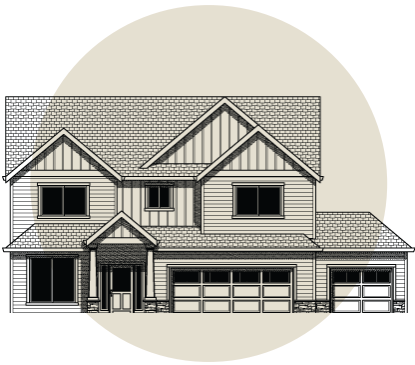
2155 Sq Ft  
3 BD, 2.5 BA

Songbird Gardens

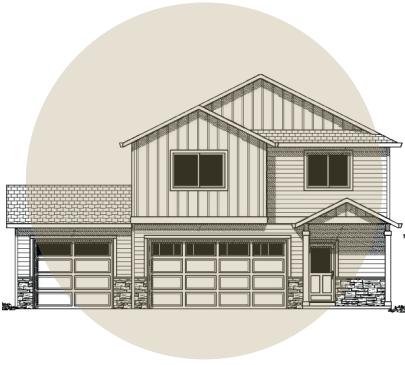


**COLUMBIA PLATEAU**  
 2170 Sq Ft  
 3 BD, 2 BA  
 Songbird Gardens

**PINNACLES**  
 2478 Sq Ft  
 3 BD, 2 BA  
 2- or 3-Car Garage  
 Songbird Gardens (3-Car)  
 Luden Estates (2-Car)



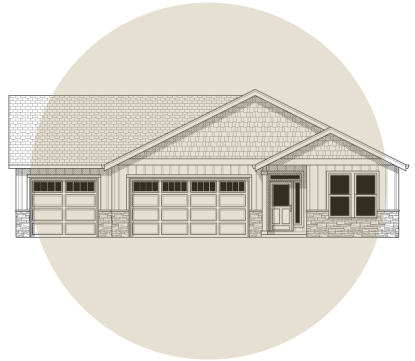
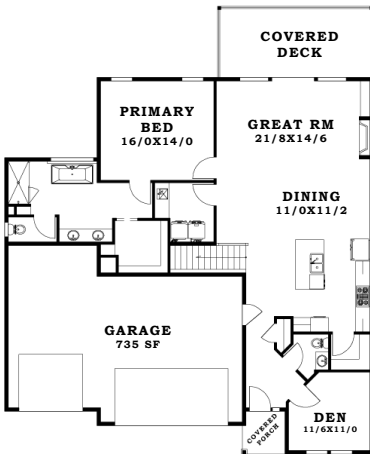
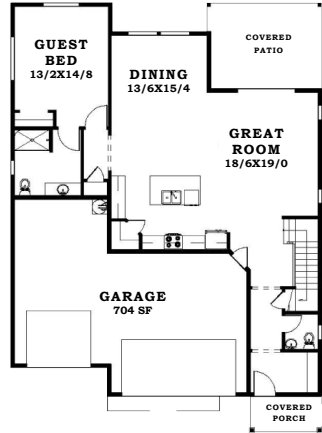
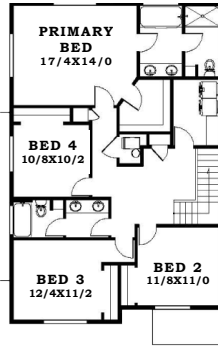




## HERITAGE LANDING

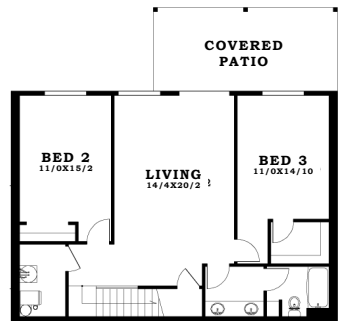
2670 Sq Ft  
5 BD, 3.5 BA

Songbird Gardens



**LUCIA FALLS**  
2674 Sq Ft  
3 BD + DEN, 2.5 BA

Songbird Gardens



# Preferred Lenders



*Matt Schiefer*

LOAN OFFICER &  
MANAGER  
1st Security Bank

NMLS# 120713

360.259.6990

matt.schiefer@  
fsbwa.com

[schiefergroup.com](http://schiefergroup.com)



*Jason Presser*

LOAN OFFICER  
Fairway Independent  
Mortgage

NMLS# 492084

360.448.9548

jason.presser@  
fairwaymc.com

[LoansWithPress.com](http://LoansWithPress.com)

## PREFERRED LENDER SAVINGS

Purchasing a home with Songbird Homes and securing financing with one of our preferred lenders could save you thousands of dollars in closing costs and/or reduce your interest rate and monthly payments.

**Contact us to learn more!**





# Contact



*Susan Gregory*

**IN-HOUSE SALES BROKER | REALTOR  
WA LICENSE #111538**

**360.836.4408 Call or Text  
susan@songbirdhomes.com**

**Wayne Kankelberg Real Estate LLC  
WA Real Estate License #111538**



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— HOMES —

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