

PREMIER ESSENTIALS

P A C K A G E

Songbird Homes standards
are other builders' upgrades.

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

* 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.

◆ 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
- ◆ 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 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
- ◆ 50gal. hybrid electric water heater
- ◆ LED lighting throughout

◆ Kitchen

- ◆ Custom soft-close cabinets
- ◆ Lazy Susan
- ◆ Quartz slab countertops
- ◆ Trash/recycle bin cabinet
- ◆ Full backsplash
- ◆ Undermount single bowl sink
- ◆ Upgraded stainless steel appliance package:
 - ◆ Electric cooktop with hood vent
 - ◆ Built-in oven and microwave
 - ◆ Ultra quiet dishwasher
- ◆ Stainless steel faucet
- ◆ Garbage disposal
- ◆ Pantry
- ◆ Island or peninsula with eating bar
- ◆ Pots and pan drawer
- ◆ 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
- ◆ Covered back patio per plan
- ◆ Insulated garage door with windows

◆ 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
- ◆ Painted wood shelving
- ◆ 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
- ◆ 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