Standard Package

Songbird Homes standards are other builders' upgrades.

Primary Suite

- Vaulted or tray ceiling
- Walk-in closet
- Four can lights & center fixture
- Double vanity with slab, quartz and undermount sinks
- 5' fiberglass shower
- Freestanding tub
  - Pinnacles 2478 and Heritage Landing 2124 ONLY
- Luxury Vinyl Tile (LVT) floor in primary bath
- Elongated bowl toilet
- Custom soft-close cabinets
- 36" countertop height

Other Baths

- Luxury Vinyl floor (plank or tile)
- Pedestal sink in powder
- Quartz slab with undermount sinks in main bath
- Elongated bowl toilets
- Five-foot fiberglass tub/showers
- Six-inch backsplash
- Chrome faucets
- Custom soft-close cabinets
- 36" countertop height

Energy Savers

- High efficiency electric furnace, HRV & heat pump
- Programmable thermostat
- Low E-dual pane vinyl low E Windows
- Insulation package includes:
  - 6" R-21 exterior walls
  - 18" Blown-in R-49 ceilings
  - 10" bat R-38 floors
- 50 gal hybrid electric water heater
- LED lighting throughout

Kitchen

- Custom soft-close cabinets
- 36" countertop height
- Quartz slab countertops
- Six-inch backsplash
- Undermount single bowl sink
- SS Freestanding range
- SS Built-in microwave with vent
- SS Quiet dishwasher
- Stainless steel faucet
- Garbage disposal
- Waterline for icemaker
- Pantry
- Island or peninsula with eating bar

Exterior

- 30 year architectural roofing shingles
- FULL 20ft driveway*
- Front door with toplite HardiPlank Siding
- Weatherproof GFI electrical outlets front/rear
- Frost resistant hose bibs at front/rear
- LED lighted front porch, back patio, and garage
- Fully fenced backyards & landscaped with irrigation
- Covered back patio
- Insulated garage door

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
- Vinyl coated wire shelving in closets
- Painted garage
- EV Circuit

Tech Features

- Smart home ready media panel
- Cat-6 ethernet outlets in all bedrooms and great room
- USB/C fast-charging ports in Primary suite and kitchen

OPTIONAL FEATURES

- SS Side-by-side refrigerator
- SS French door refrigerator/freezer
- Whirlpool front or top load washers and front load dryers
- 2" Faux wood blinds excl. transoms, verticals on sliders
- Top-down, bottom-up blinds
- Framed tub doors
- Frameless shower door (Primary tiled shower only):
  - Clear glass
  - Rain glass
- Ceiling fan in primary suite
- Other ideas? Just ask!

www.SongbirdHomes.com

Disclaimer: Pricing, features, specifications, and upgrades are subject to change at the builder's discretion without notice. Information is deemed reliable but not guaranteed. Buyers should verify all details prior to submitting an offer. *Meadowlark Acres – Lot 32: A single-level home would require an 18-foot driveway.

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SONGBIRD HOMES

Standard Plus Package

This is what we're known for!



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Primary Suite

- Vaulted or tray ceiling
- Walk-in closet
- Four can lights **+ ceiling fan**/light
- Double vanity with slab quartz and undermount sinks
- **5" tiled shower w/niche**
- **Framed shower door**
- Free standing tub
  - Pinnacles 2478 and Heritage Landing 2124 ONLY
- Luxury Vinyl Tile (LVT) floor in primary bath
- Elongated bowl toilet
- Custom soft-close cabinets
- 36" countertop height

Other Baths

- Luxury Vinyl floor (plank or tile)
- Pedestal sink in powder
- Quartz slab with undermount
- sinks in main bath
- Custom soft-close cabinets
  - 36" countertop height
- Elongated bowl toilets
- Five-foot fiberglass tub/shower
- Six-inch backspash
- Chrome faucets

Energy Savers

- High efficiency electric furnace, HRV & 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 soft-close cabinets
- 36" countertop height
- **Tiered carousel in corner lower cabs**
- Quartz slab countertops
- **Full backsplash**
- Undermount single bowl sink
- Whirlpool SS **Backless free-standing range**
  Whirlpool SS Built-in microwave with vent
- Whirlpool SS **Ultra-Quiet dishwasher**
- Stainless steel faucet
- Garbage disposal
- Waterline for icemaker
- Pantry
- Island or peninsula with eating bar

Exterior

- 30 year architectural roofing shingles
- FULL 20ft driveway*
- 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
- Fully fenced backyards & landscaped with irrigation
- Covered back patio
- Insulated garage door **with windows**

Interior

- Designer paint with white enamel finish on trim & doors
- Rounded sheetrock corners
- Carpet on stairs, loft/upstairs hall & bedrooms
- Luxury Vinyl Plank (LVP)
- LED Lighting
- Black **lever door hardware**
- Vinyl coated wire shelving in closets
- **Fully finished garage with texture & paint**
- **Wi-Fi enabled garage door opener**
- EV Circuit
- **Electric LED fireplace with built-ins**

Tech Features

- Smart home ready media panel
- Cat-6 ethernet outlets in all bedrooms and great room
- USB/C fast-charging ports in Primary suite and kitchen
- **Kwikset SmartCode deadbolt**

OPTIONAL FEATURES

- Whirlpool SS Side-by-side refrigerator
- Whirlpool SS French door refrigerator/freezer
- Whirlpool front or top load washers and front load dryers
- 2" Faux wood blinds excl. transoms, verticals on sliders
- Top-down, bottom-up blinds
- Framed tub doors
- Frameless shower door (Primary only): Clear or rain glass
- Other ideas? Just ask!

- ***Included upgrades from Standard Package***

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SONGBIRD HOMES

10/26

Premier Essentials Package

Available with early presales



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Primary Suite

- Vaulted or tray ceiling
- Walk-in closet **with painted wood shelving**
- Four can lights + ceiling fan/light
- Double vanity with slab quartz and undermount sinks
- 5" tiled shower w/niche
- **Frameless clear glass shower door**
- Free standing tub
  - Pinnacles 2478 and Heritage Landing 2124 ONLY
- Luxury Vinyl Tile (LVT) floor in primary bath
- Elongated bowl toilet
- Custom soft-close cabinets
- 36" countertop height

Other Baths

- Luxury Vinyl floor (plank or tile)
- Pedestal sink in powder
- Quartz slab with undermount sinks in main bath
- Custom soft-close cabinets
- 36" countertop height
- Elongated bowl toilets
- Five-foot fiberglass tub/shower
- Six-inch backspash
- Chrome faucets

Energy Savers

- High efficiency electric furnace, HRV & 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 soft-close cabinets
- **Pots and pans drawers**
- 36" countertop height
- Tiered carousel in corner lower cabs
- Quartz slab countertops
- Full backsplash
- Undermount single bowl sink
- **Upgraded Whirlpool SS appliance pkg**
  - **Electric cooktop with hood vent**
  - **Built-in Wall Oven and Microwave**
  - **Ultra Quiet dishwasher**
- Stainless steel faucet
- Garbage disposal
- Waterline for icemaker
- Pantry
- Island or peninsula with eating bar
- **Undercab lighting**

Exterior

- 30 year architectural roofing shingles
- FULL 20ft driveway*
- HardiPlank Siding
- **Generous stacked stone accent**
- Weatherproof GFI electrical outlets front/rear
- Frost resistant hose bibs at front/rear
- LED lighted front porch, back patio, and garage
- Fully fenced backyards & landscaped with irrigation
- Covered back patio
- Insulated garage door with windows

Interior

- Designer paint with white enamel finish on trim & doors
- Rounded sheetrock corners
- Carpet on stairs, loft/upstairs hall & bedrooms
- Luxury Vinyl Plank (LVP)
- LED Lighting
- Black lever door hardware
- **Painted wood shelving in closets/pantry**
- Fully finished garage with texture & paint
- Wi-Fi enabled garage door opener
- EV Circuit
- Electric LED fireplace with built-ins

Tech Features

- Smart home ready media panel
- Cat-6 ethernet outlets in all bedrooms and great room
- USB/C fast-charging ports in Primary suite and kitchen
- Kwikset SmartCode deadbolt

OPTIONAL FEATURES

- Whirlpool SS Side-by-side refrigerator
- Whirlpool SS French door refrigerator/freezer
- Whirlpool front or top load washers and front load dryers
- 2" Faux wood blinds excl. transoms, verticals on sliders
- Top-down, bottom-up blinds
- Framed tub doors

- Other ideas? Just ask!

- ***Included upgrades from Standard Plus Package***

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