



NORMANDY

2-Up Series | House Plans
BUILD ON YOUR LOT
435.770.5041 | updwell.com



3 bed | 2 bath | 2-car

3376 Sq Ft • Garage 436 Sq Ft



FARMHOUSE



CRAFTSMAN

Equal Housing Opportunity. All home and community information, including but not limited to pricing, included features, terms, availability, and amenities, is subject to change at any time without prior notice or obligation. All renderings, photographs, colors, features, and dimensions are for illustrative purposes only. Square footage is approximate. For complete details, please consult a sales representative. [3/25/2026]



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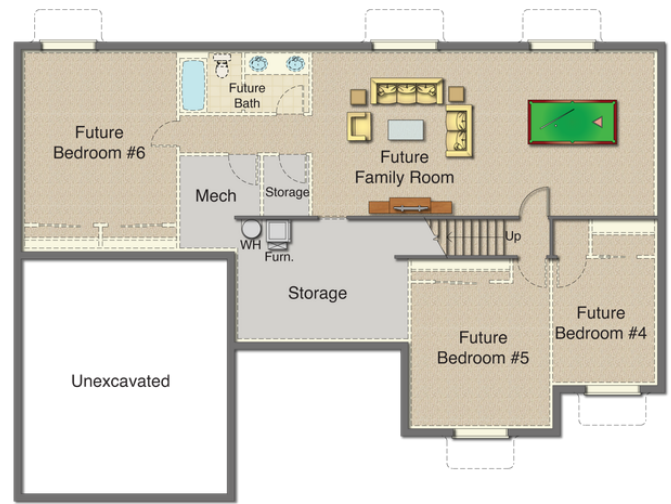
MAIN FLOOR

1700 Sq Ft



BASEMENT (UNFINISHED)

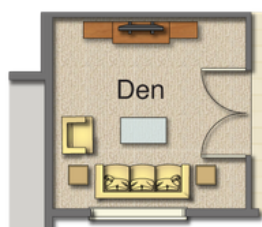
1676 Sq Ft



OPTIONS



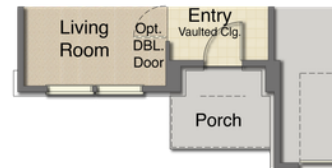
Master Bath



Den



Fireplace



Covered Porch



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2-UP STANDARD FEATURES

HIGH-PERFORMANCE ENERGY EFFICIENCY

Built for comfort and lower monthly costs.

- Reduced average utility bills
- GreenLean-certified construction
- R-44 attic insulation
- 2x6 exterior walls with R-19 insulation
- Insulated headers over windows & doors
- 95% efficient gas furnace
- 13 SEER air conditioning
- Low-E energy-efficient windows
- Water-saving low-flow fixtures

DESIGNER KITCHENS

Functional, durable, and built to gather.

- Spacious kitchens with pantry (per plan)
- Granite countertops (4CM)
- Stainless steel appliance package
- Pull-out faucet + stainless sink
- Energy-efficient dishwasher
- Smooth-top self-cleaning range
- Built-in microwave
- Knotty alder cabinets with crown molding
- Extended island with seating (per plan)
- Deep storage + adjustable shelving
- Lifetime drawer glides
- Ice-maker water line + disposal
- Energy-efficient recessed lighting



ELEVATED INTERIORS

Open, and comfortable.

- Vaulted or tray ceilings
- Luxury vinyl tile flooring
- Upgraded carpet with premium pad
- Extra-wide halls, stairs & doors
- Hand-troweled drywall texture
- Rounded or chamfered corners
- Choice of modern hardware finishes
- Ceiling fan with light in great room
- Pre-wired for TV & data
- Closet shelving throughout
- Hinged closet doors

CURATED EXTERIORS & OUTDOOR LIVING

Designed for lasting curb appeal.

- Choice of exterior styles
- Stone, brick, stucco & fiber board
- Stucco on sides & rear
- Custom color selections available
- Architectural shingles (high-wind rated)
- Full rain gutter system
- 12' x 10' concrete patio
- Front porch & coach lighting
- Insulated garage door with opener (2 remotes)
- Rear access with stairs & landing
- Exterior outlets & hose bibs

MODERN BATHS

Clean design with everyday comfort.

- Adult-height master vanity
- Granite countertops (3CM)
- Moen fixtures
- Soaker tub/shower in primary bath (most plans)
- Coordinated bath hardware finishes

SAFETY & DURABILITY

Built for peace of mind.

- Engineered for seismic & wind conditions
- Fire-rated garage separation
- Moisture mitigation system
- Low-VOC paints & materials
- Smoke & CO detectors
- Ice & water roof protection
- Termite treatment
- 1-year builder warranty

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COMPARISONS

2-UP SERIES

Priced as Base Model • Standard Features Included

PLAN	SF	BR/BA	GAR	BASE PRICE
 Aspen	2,536	3/2	3-car	\$425,000
 Bristol	3,179	3/2	2-car	\$440,000
 Lakewood	3,022	3/2	2-car	\$460,000
 Manchester	3,406	3/2	3-car	\$430,000
 Normandy	3,376	3/2	2-car	\$405,000
 Raleigh	3,460	3/2	3-car	CALL FOR PRICING
 Weston	2,737	3/2	2-car	CALL FOR PRICING
 Whistler	2,789	3/2	3-car	CALL FOR PRICING