



CONCORD: MODERN

1-Up Series | Grantsville, UT
HIGHLANDS COMMUNITY
435.770.5041 | updwell.com



3 bed | 2 bath | 3-car

2734 sq ft • Garage 641 Sq Ft



MODERN FARMHOUSE: Exterior #2



MODERN: EXTERIOR #4

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

1367 Sq Ft



BASEMENT (UNFINISHED)

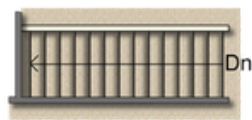
1367 Sq Ft



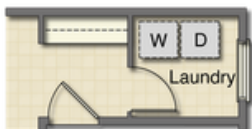
OPTIONS



Master Bath



Finished Stairwell



Laundry Room with Hooks & Wing Wall



Den/Living at Bedroom #3

OPTIONAL BASEMENT APARTMENT

Accessory Dwelling Unit





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1-UP STANDARD FEATURES

DESIGNER KITCHENS

Built for everyday living.

- Open layouts with large islands
- Stainless steel appliances
- High-arc pull-out faucet
- Stainless steel sink
- Walk-in pantries (per plan)
- Knotty alder cabinetry
- Durable laminate countertops
- Lifetime drawer glides
- Ice-maker water line + disposal

HIGH-PERFORMANCE ENERGY EFFICIENCY

Lower bills. Smarter living.

- Tankless water heater
- Up to 50% lower utility costs
- Dual fuel heat pump (15+ SEER)
- 96% variable-speed furnace
- 2x6 walls with high-performance insulation
- R-38 attic insulation
- Low-E energy-efficient windows
- SMART Climate Control
- Low-flow water fixtures
- GreenLean-certified construction



ELEVATED INTERIORS

Comfort meets function.

- Vaulted ceilings (per plan)
- Luxury vinyl plank flooring
- Upgraded carpet + pad
- Wide halls, stairs & doors
- Hand-textured drywall
- Modern chamfered corners
- Coordinated lighting & hardware
- Pre-wired for TV & data
- Space-saving closets

CURATED EXTERIORS

Designed to last.

- Craftsman, Farmhouse, or Cottage styles
- Professionally selected color palettes
- Low-maintenance materials
- Architectural shingles (high-wind rated)
- Full rain gutters
- Porch & coach lighting
- Front yard landscaping + sprinklers
- 6' vinyl fencing with gate (select locations)
- Rear stairs & landing
- Exterior outlets + hose bibs

MODERN BATHS

Clean and low-maintenance.

- Adult-height vanity (master bath)
- Elongated toilet (master bath)
- Laminate countertops
- Chrome faucets
- No-grout tub/shower surrounds
- Coordinated bath hardware

SAFETY & DURABILITY

Built for peace of mind.

- SMART lock keyless entry
- 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



COMPARISONS

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1-UP SERIES

Priced as Base Model • Standard Features Included

PLAN	SF	BR/BA	GAR	BASE PRICE
 Brighton	1,920	2/1	2-car	From \$390,000S
 Newport	2,488	2/2	2-car	From \$430,000S
 Easton	2,491	4/2.5	2-car	From \$460,000S
 Concord	2,734	3/2	3-car	From \$450,000S
 Concord Modern	2,734	3/2	3-car	From \$450,000S
 Ashton	2,807	3/2	2-car	From \$440,000s
 Chandler	2,854	3/2	3-car	From \$440,000S
 Huntington	3,207	2 to 4/2	2-car	From \$490,000S