



## NEWPORT

1-Up Series | Grantsville, UT  
HIGHLANDS COMMUNITY  
435.770.5041 | [updwell.com](http://updwell.com)



**2 bed | 2 bath | 2-car**

2488 Sq Ft • Garage 436 Sq Ft



*FARMHOUSE: Exterior #4*



*CRAFTSMAN: Exterior #4 with stone upgrade*

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

1244 Sq Ft

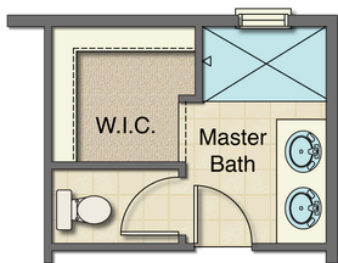


## BASEMENT (UNFINISHED)

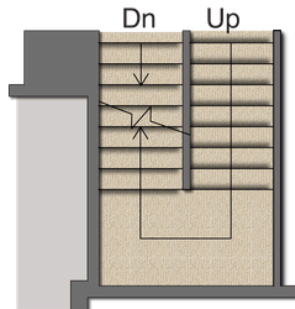
1244 Sq Ft



## OPTIONS



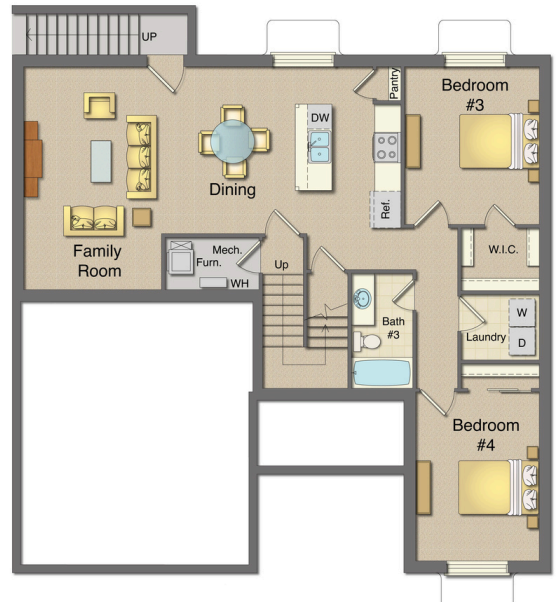
Master Bath



Alternate Stairs

## 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