



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



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



2-Up Series | House Plans

BUILD ON YOUR LOT

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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

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]



Townhome | Tooele, UT

LEXINGTON GREENS

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TOWNHOME STANDARD FEATURES

DESIGNER KITCHENS

Designed for everyday living.

- Spacious kitchens with pantry
- Stainless steel appliance package
- Smooth-top self-cleaning range
- Exterior-vented microwave
- Pull-out faucet + stainless sink
- Durable laminate countertops
- Knotty alder cabinetry with crown molding
- Extended island with seating
- Adjustable shelving + deep storage
- Lifetime drawer glides
- Ice-maker water line + disposal

HIGH-PERFORMANCE ENERGY EFFICIENCY

Lower costs. Year-round comfort.

- GreenLean-certified construction
- High-efficiency electric heat pump (16 SEER)
- Electric water heater
- 2x6 exterior walls with R-19 insulation
- R-38 attic insulation
- Low-E energy-efficient windows
- Programmable thermostat
- Water-saving low-flow fixtures



ELEVATED INTERIORS

Comfortable, open, & low-maintenance

- Luxury vinyl plank flooring
- Upgraded carpet with premium pad
- Extra-wide halls, stairs & doors
- Hand-textured drywall finish
- Modern chamfered corners
- Black lighting & hardware package
- Pre-wired for TV & data
- Functional primary closet shelving

CURATED EXTERIORS

Stylish and built to last.

- Fiber board, stucco
- Cultured stone accents
- Durable siding on sides & rear
- Architectural shingles (high-wind rated)
- Full rain gutter system
- Steel garage door with opener
- Front porch & coach lighting
- Exterior outlets & hose bibs
- Rear access
- Full landscaping included
- 6' vinyl perimeter fencing

MODERN BATHS

Clean, simple, and durable.

- A.D.U.-height vanity
- Laminate countertops
- Moen fixtures with lifetime warranty
- Low-maintenance tub/shower surrounds
- Coordinated black hardware

SAFETY & DURABILITY

Built with care and confidence.

- Engineered for seismic & wind conditions
- Engineered structural components throughout
- Fire-rated garage separation
- Low-VOC paints & materials
- Ice & water roof protection
- Smoke & carbon monoxide detectors
- Termite treatment
- Comprehensive 1-year builder warranty

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3-Up Series | House Plans

BUILD ON YOUR LOT

801.784.9100 | updwell.com



3-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 (3CM)
- 4" granite backsplash
- Stainless steel appliance package
- Pull-out faucet + stainless sink
- Energy-efficient dishwasher
- Smooth-top self-cleaning range
- Built-in microwave
- Crown Line cabinet series
- 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
- 9' basements

CURATED EXTERIORS & OUTDOOR LIVING

Designed for lasting curb appeal.

- Choice of exterior styles
- Stone, brick, stucco & fiber board
- Fiber siding on sides & rear
- Customizable color selections
- Architectural shingles (high-wind rated)
- Full rain gutter system
- 10' x 15' 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
- Cast tub with tile surround
- Full tile 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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