



HIGHLANDS

COMMUNITY CATALOG 2026

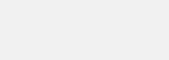




1-UP SERIES

The *UpDwell Homes 1-Up Collection* was created to make building a new home feel more attainable —without sacrificing the features that matter most. With today's rising housing costs, the 1-Up Collection offers a smarter, streamlined approach to new construction, combining thoughtful design, energy-efficient building practices, and lasting quality at an approachable price.

Designed for first-time buyers, downsizers, and anyone looking to get more from their homebuying budget, our 1-Up homes feature flexible floor plans, modern finishes, and comfortable spaces designed for everyday life.

	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

BRIGHTON

2 bed | 1 bath | 2-car

1920 Sq Ft • Garage 440 Sq Ft



COTTAGE: Exterior #1 with stone upgrade



CRAFTSMAN: Exterior #7 with brick upgrade

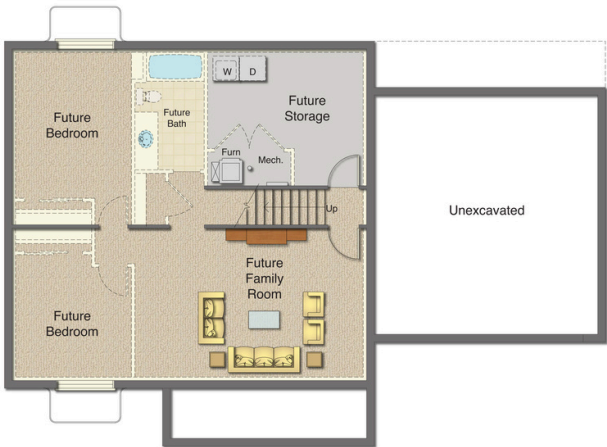
MAIN FLOOR

960 Sq Ft



BASEMENT (UNFINISHED)

960 Sq Ft



OPTIONS



Master Suite

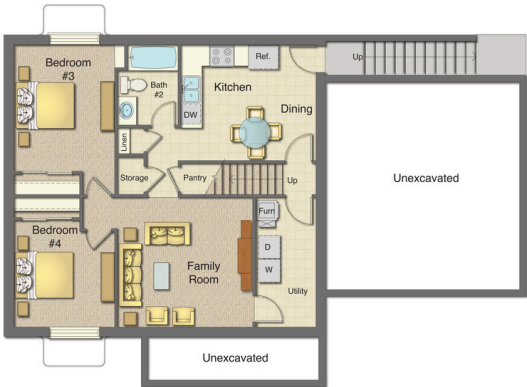


Basement Stacked Washer & Dryer

Finished Stairwell

OPTIONAL BASEMENT APARTMENT

Accessory Dwelling Unit



NEWPORT

2 bed | 2 bath | 2-car
2488 Sq Ft • Garage 436 Sq Ft



FARMHOUSE: Exterior #4



CRAFTSMAN: Exterior #4 with stone upgrade

MAIN FLOOR

1244 Sq Ft

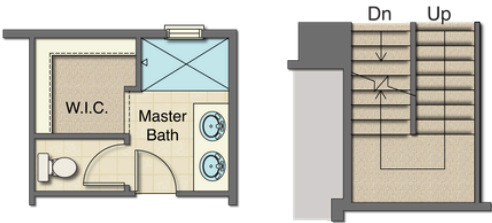


BASEMENT (UNFINISHED)

1244 Sq Ft



OPTIONS



Master Bath

Alternate Stairs

OPTIONAL BASEMENT APARTMENT

Accessory Dwelling Unit



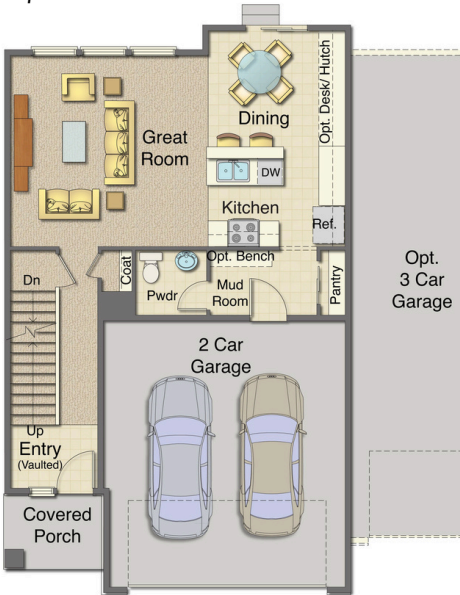


FARMHOUSE: Exterior #7 with stone upgrade

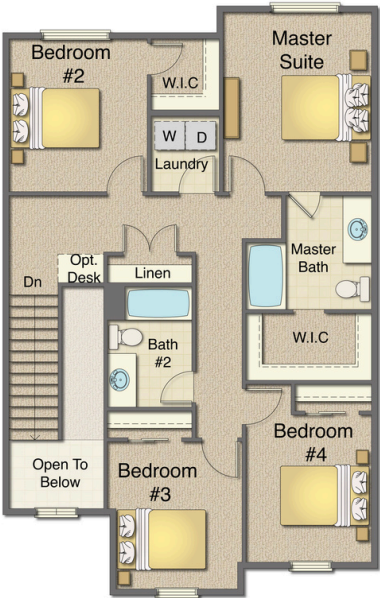


CRAFTSMAN: Exterior #5 with brick upgrade

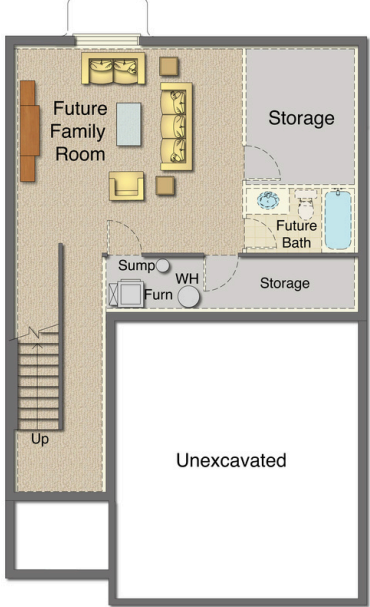
MAIN FLOOR
752 Sq Ft



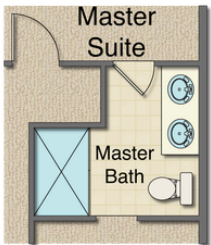
SECOND FLOOR
1006 Sq Ft



BASEMENT (UNFINISHED)
733 Sq Ft



OPTIONS



Master Bath

OPTIONAL BASEMENT APARTMENT
Accessory Dwelling Unit



CONCORD/MODERN CONCORD

3 bed | 2 bath | 3-car

2734 sq ft • Garage 641 Sq Ft



MODERN FARMHOUSE: Exterior #2



MODERN: Exterior #4

MAIN FLOOR

1367 Sq Ft

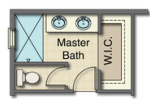


BASEMENT (UNFINISHED)

1367 Sq Ft



OPTIONS



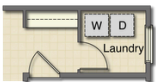
Master Bath



Finished Stairwell



Den/Living at Bedroom #3



Laundry Room with Hooks & Wing Wall

OPTIONAL BASEMENT APARTMENT

Accessory Dwelling Unit





CRAFTSMAN: Exterior #1 with brick upgrade



FARMHOUSE: Exterior #3

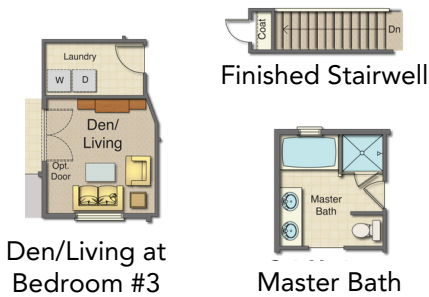
MAIN FLOOR
1411 Sq Ft



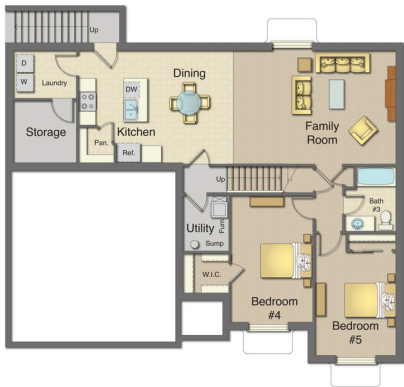
BASEMENT (UNFINISHED)
1396 Sq Ft



OPTIONS



OPTIONAL BASEMENT APARTMENT
Accessory Dwelling Unit



CHANDLER

3 bed | 2 bath | 3-car
2854 Sq Ft • Garage 435 Sq Ft



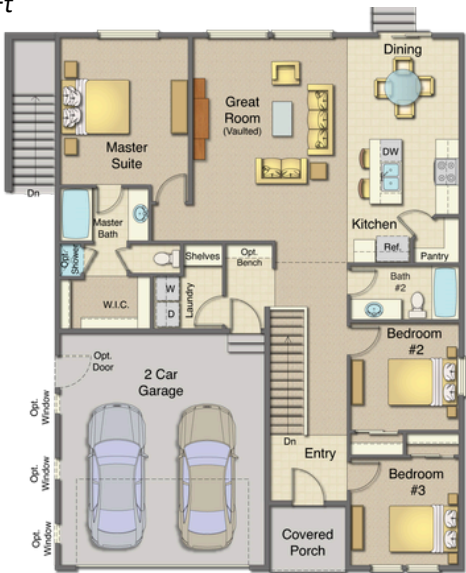
FARMHOUSE: Exterior #7



CRAFTSMAN: Exterior #6 with brick + 3rd car garage upgrades

MAIN FLOOR

1423 Sq Ft



BASEMENT (UNFINISHED)

1431 Sq Ft



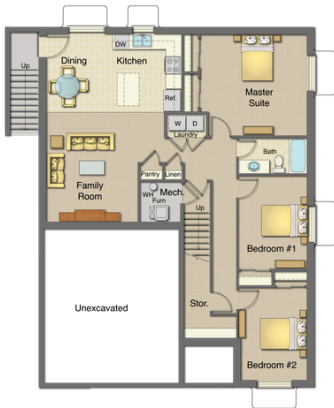
OPTIONS

Main Floor: 2 bedroom with expanded kitchen



OPTIONAL BASEMENT APARTMENT

Accessory Dwelling Unit



HUNTINGTON

2-4 bed | 2 bath | 3-car
3207 Sq Ft • Garage 436 Sq Ft



CRAFTSMAN: Exterior #4 with stone upgrade



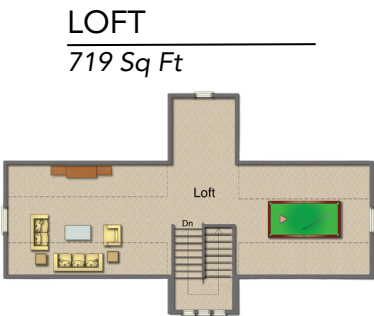
FARMHOUSE: Exterior #4

MAIN FLOOR

1244 Sq Ft

BASEMENT (UNFINISHED)

1244 Sq Ft



OPTIONS

Main Floor: 2 bedroom with expanded kitchen



OPTIONAL BASEMENT APARTMENT

Accessory Dwelling Unit





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

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

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

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

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

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



HIGHLANDS

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