



LANDIS HOMES
THE MEADOW HYBRIDS

Bluebird Floor Plan Selection Packet



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Welcome!

At Warfel Construction, our goal is to make your home customization experience as smooth and stress-free as possible. We are committed to helping you create a comfortable, personalized space you'll be proud to call home.

This packet is designed to provide basic information about your customization options, including both standard features & available upgrades.

As you review the contents, please keep the following in mind: Any images or renderings included are intended solely to illustrate specific products. To see how these selections may look within preset or custom color palettes, we encourage you to visit our virtual design studio website. There, you'll find a comprehensive array of customization tools to help visualize how selections work together throughout your future home.

Each page conveniently displays whether the products are standard or an upgrade in the top right corner. "Room dependent" indicates that the product is standard in some rooms, but an upgrade option for others.



114 years in business, Warfel was founded in 1911 by David S. Warfel in Lancaster, Pennsylvania. Our values are the foundation of our mission — **Clients For Life®** — to serve our clients with a level of skill, humility, and dedication which builds lasting relationships. We pursue this mission in all we do.

Honesty, Integrity, Accountability, Teamwork, Initiative



START DESIGNING WITH THE

Warfel Visual Design Modeler

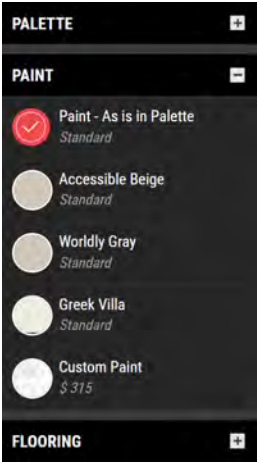
- **Pick your unit** and configure your property with popular features.
- **Create a property** with all the features you are looking for.
- **See your new property**, designed in real time before your eyes.
- **Get real time price estimates** on features and additions to your property.
- **Save or email your results** to review later.
- Best of all—it's **totally free** to use!



VDM Website Step-By-Step Instructions



Step One:
Select your floor plan



Step four:
Choose color palettes
or custom options for each room

FIRST NAME

LAST NAME

EMAIL

ADDRESS

CITY

STATE

ZIP

NOTES

Step 7:
Enter your personal information,
Add custom upgrade requests /
all questions in the notes section

EMAIL

SUBMIT

Step two:
Enter your email address

CABINET STYLES* (FOR VISUAL
REFERENCE ONLY)

CABINET HARDWARE* (FOR
VISUAL REFERENCE ONLY)

INDOOR CEILING FANS* (FOR
VISUAL REFERENCE ONLY)

OUTDOOR CEILING FAN* (FOR
VISUAL REFERENCE ONLY)

REFRIGERATORS* (FOR VISUAL
REFERENCE ONLY)

COOKTOPS* (FOR VISUAL
REFERENCE ONLY)

Step five:
Use references to view
certain products

SEND EMAIL

SAVE/PRINT

Step 8:
Choose whether you would like to
receive summary by email, or
save/print to have it downloaded

LIVING ROOM - DINING ROOM

KITCHEN

MASTER BEDROOM

MASTER BATH

MASTER BATH SHOWER

LAUNDRY ROOM

BEDROOM

GUEST BATHROOM

BALCONY

Step Three:
Select the room you would
like to design

Options Total:

\$ 1,165

SAVE / PRINT

Step 6:
When finished, select
save/print

SUBMIT

Step 9:
Press submit and review
your customizations!



THE MEADOW HYBRIDS
Floor Plans





LANDIS HOMES
THE MEADOW HYBRIDS
SELECTION PACKET



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SELECTION PACKET



THE MEADOW HYBRIDS

Kitchen Backsplash





Matte Urban Putty



Matte Biscuit



Matte Arctic White



THE MEADOW HYBRIDS

Shower Seat & Shower Wall Tile



Room Dependent

Standard in Master Bathroom
Upgrade in Guest Bathroom





Grigio Natural Rectified



Bianco Natural Rectified





THE MEADOW HYBRIDS

Luxury Vinyl Flooring



Standard:
Living/Dining Room, Kitchen
Powder Room, Laundry Room

Upgrade:
Master Bedroom,
Guest Bedroom

Room Dependent



Plains Oak



Pinecone Oak

Standard:
Living/Dining Room, Kitchen
Powder Room, Laundry Room

Upgrade:
Master Bedroom,
Guest Bedroom

Room Dependent



Smokey Oak



Riverside Oak

Standard



Century Pumice



Athena/Maiden's Vail



Century/Pebble



THE MEADOW HYBRIDS

Carpeting



Standard



Wind Fresh



Fresco

Standard

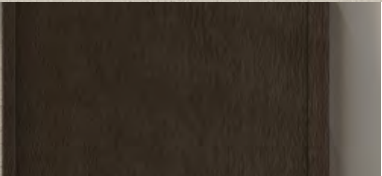


Ice Cube

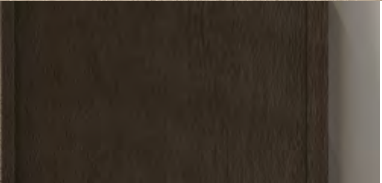
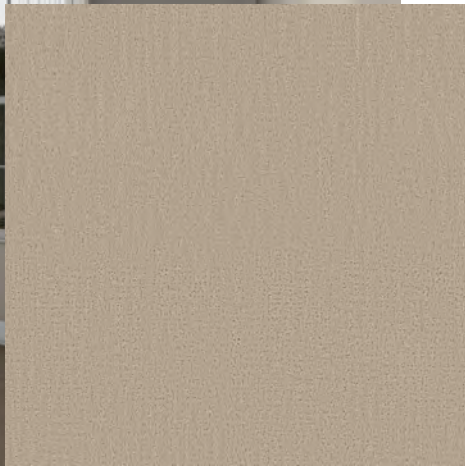


Spun Wool

Upgrade

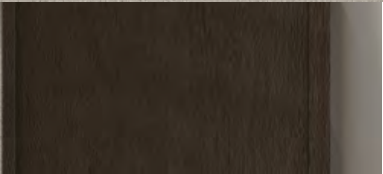


Homemade Ice Cream

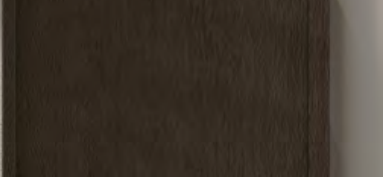
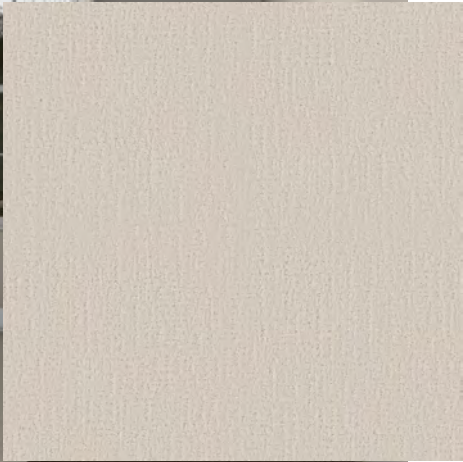


My Haven

Upgrade



Shoreline Haze



Champagne Toast



THE MEADOW HYBRIDS

Bathroom Accessories & Bathtub



Bathroom - Brushed Nickel Finish

Upgrade



Moen Home Care Moen Home Care Brushed nickel 24" Designer Grab Bar
Model: LR8724D3BN



Moen Home Care Moen Home Care Brushed nickel 42" Designer Grab Bar
Model: R8742D3GBN



Grab Bar Brushed nickel 48" Designer Grab Bar
Model: R8748D3GBN



Banbury Banbury Brushed nickel Pivoting Toilet Paper Holder
Model: Y2608BN



Banbury Banbury Brushed nickel 18" Towel Bar
Model: Y2618BN



Caldwell Caldwell Brushed nickel 24" Double Towel Bar
Model: Y3122BN



Doux Doux Brushed nickel Hand Towel Bar
Model: YB0286BN



Banbury Banbury Brushed nickel Robe Hook
Model: Y2603BN



Tension Rod Brushed nickel Tension Rod
Model: TR1000BN

MOEN

Moen offers a Limited Lifetime Warranty. Call 1-800-BUY-MOEN for more information.
† ADA Compliant (except on tub showers - applies to valve control only)

Bathroom - Bronze Finish

Upgrade



Moen Home Care Moen Home Care Old world bronze 24" Designer Grab Bar
Model: LR8724D3GOWB



Grab Bar Old world bronze 42" Designer Grab Bar
Model: R8742D3GOWB



Grab Bar Old world bronze 48" Designer Grab Bar
Model: R8748D3GOWB



Banbury Banbury Mediterranean bronze Pivoting Toilet Paper Holder
Model: Y2608BRB



Banbury Banbury Mediterranean bronze 18" Towel Bar
Model: Y2618BRB



Bradshaw Bradshaw Oil rubbed bronze 24" Double Towel Bar
Model: DN3622ORB



Banbury Banbury Mediterranean bronze Towel Ring
Model: Y2686BRB



Banbury Banbury Mediterranean bronze Robe Hook
Model: Y2603BRB



Tension Rod Old world bronze Tension Rod
Model: TR1000OWB

MOEN

Moen offers a Limited Lifetime Warranty. Call 1-800-BUY-MOEN for more information.
† ADA Compliant (except on tub showers - applies to valve control only)

Bathroom - Matte Black Finish

Upgrade



Grab Bar Matte black 24"
concealed screw grab bar

Model: R8724BL



Grab Bar Matte black 42"
concealed screw grab bar

Model: R8742BL



Grab Bar Matte black 48"
concealed screw grab bar

Model: R8748BL



Belfield Belfield Matte black
pivoting paper holder

Model: YB6408BL



Belfield Belfield Matte black 18"
towel bar

Model: YB6418BL



Belfield Belfield Matte black 24"
double towel bar

Model: YB6422BL



Belfield Belfield Matte black
hand towel bar

Model: YB6486BL



Belfield Belfield Matte black
double robe hook

Model: YB6403BL



Tension Rod Matte black
tension rod

Model: TR1000BL

MOEN

Moen offers a Limited Lifetime Warranty. Call 1-800-BUY-MOEN for more information.
† ADA Compliant (except on tub showers - applies to valve control only)

Standard



Shower Glass Door

Upgrade



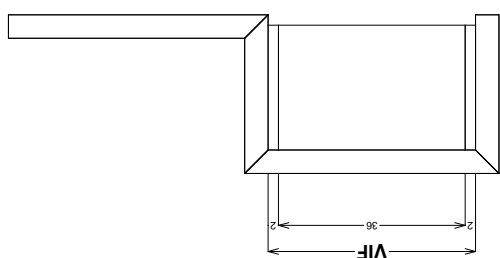
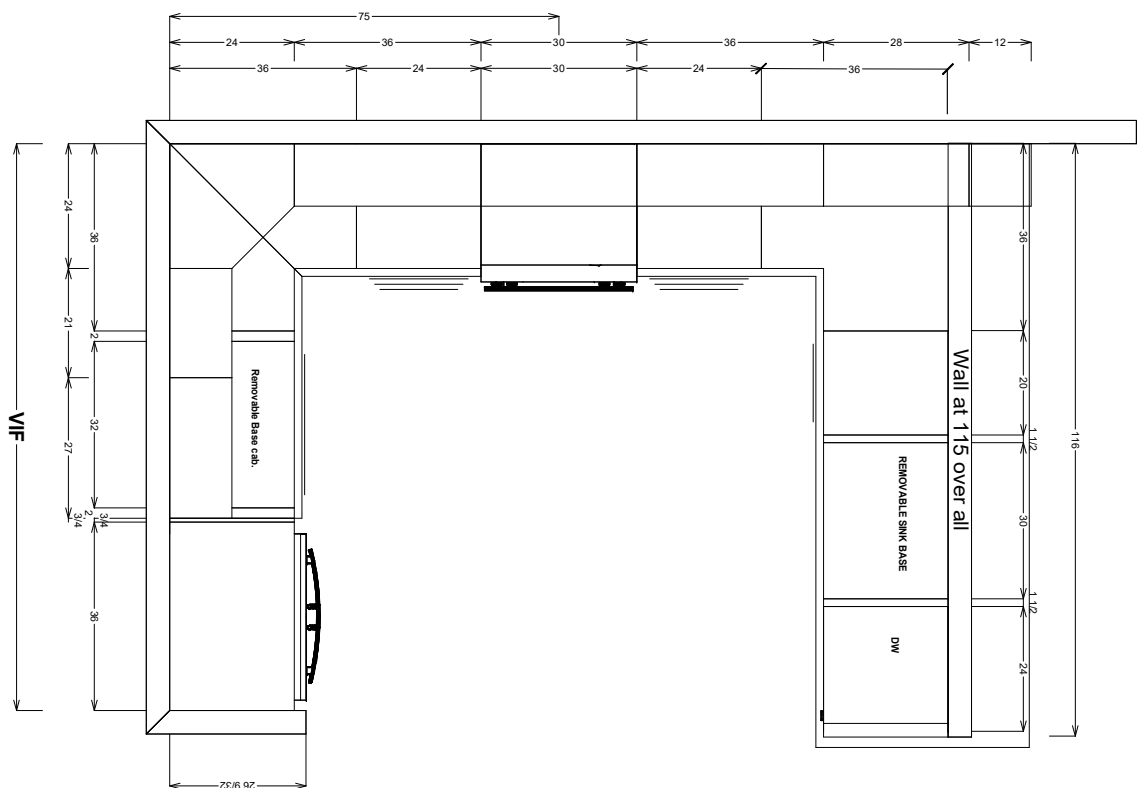
Bathtub



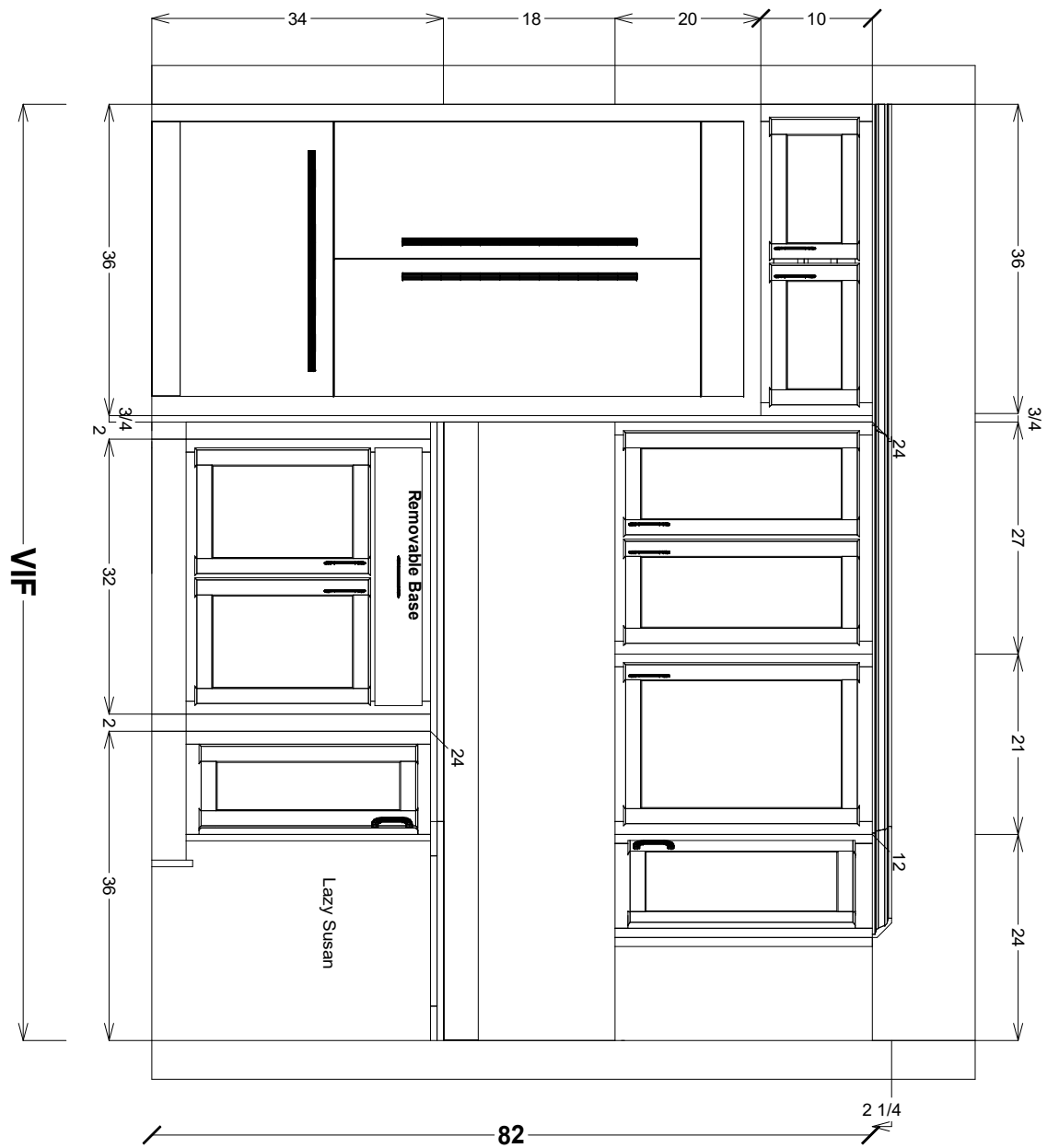
THE MEADOW HYBRIDS
Cabinetry

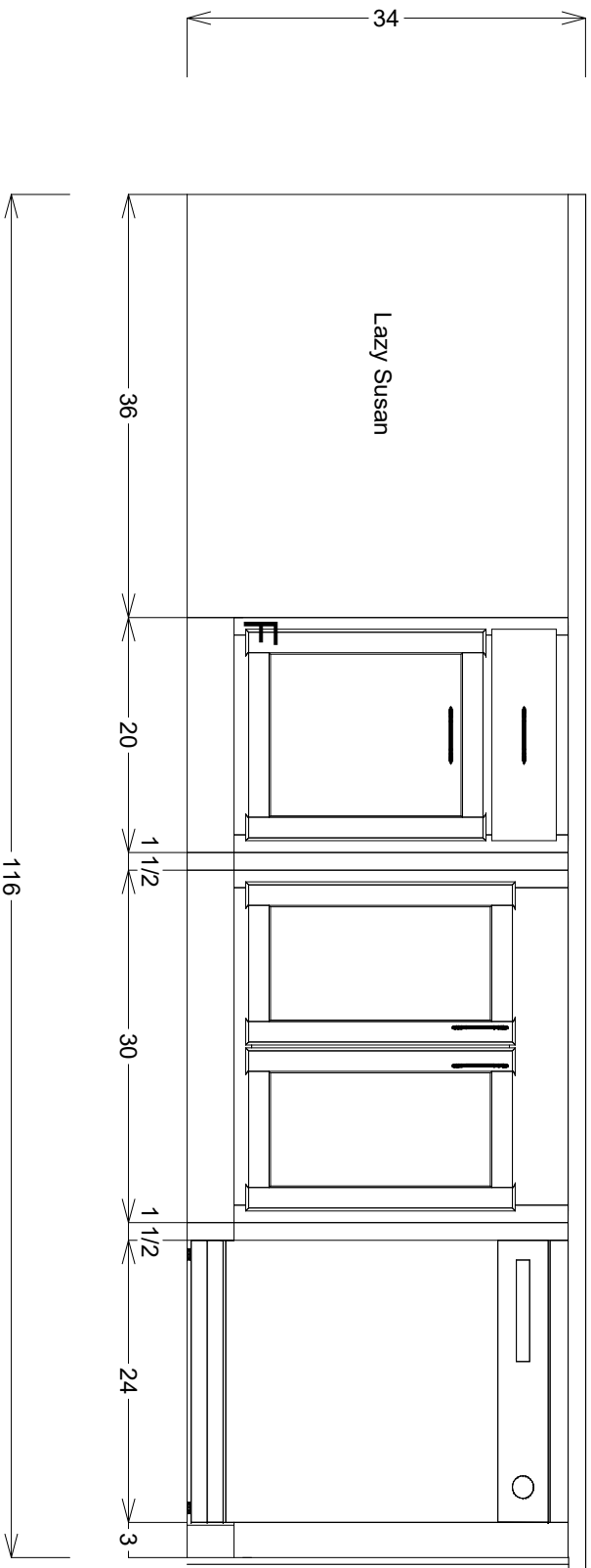


Bluebird Kitchen (ADA)



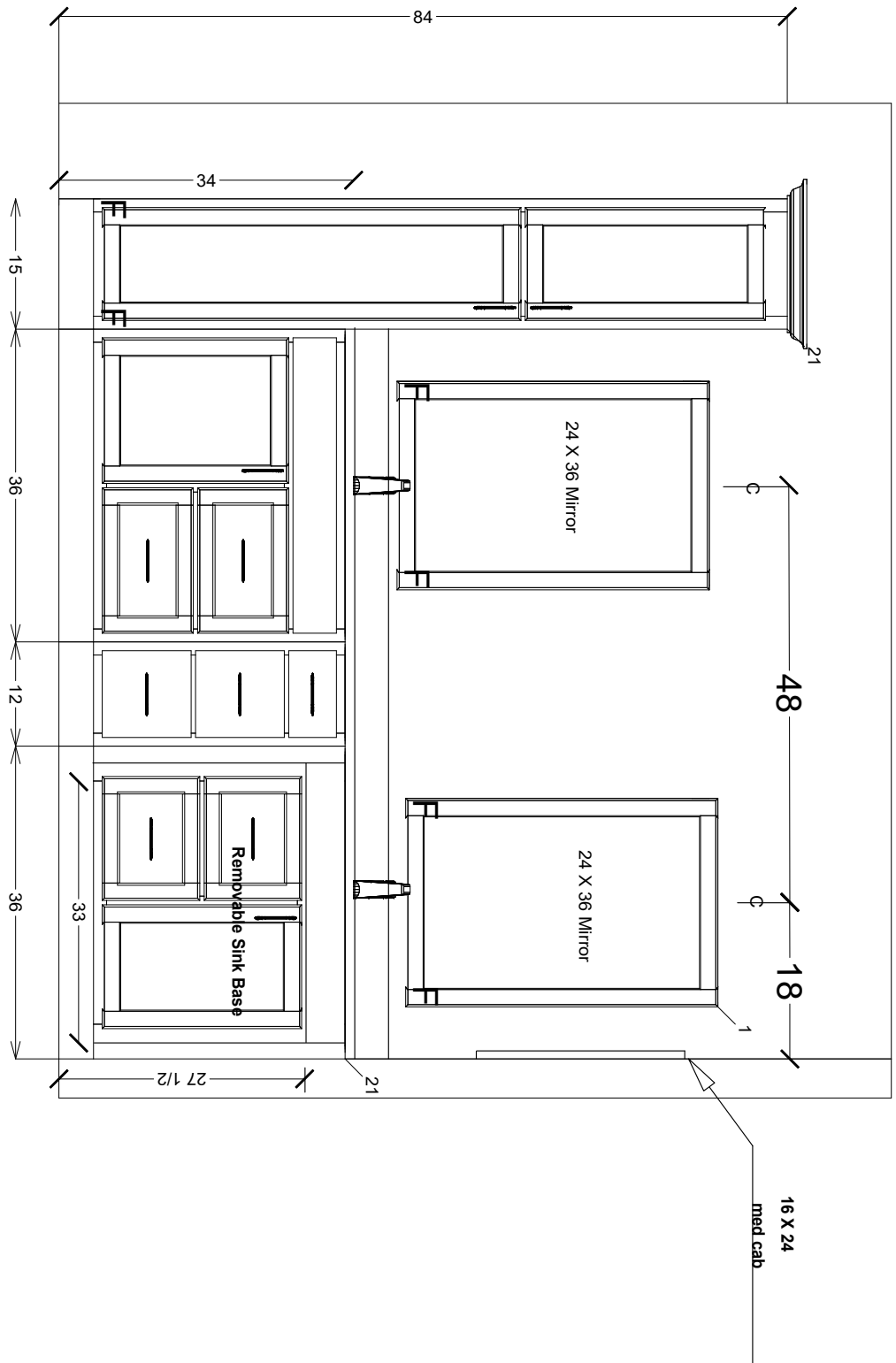
Bluebird Kitchen (ADA)

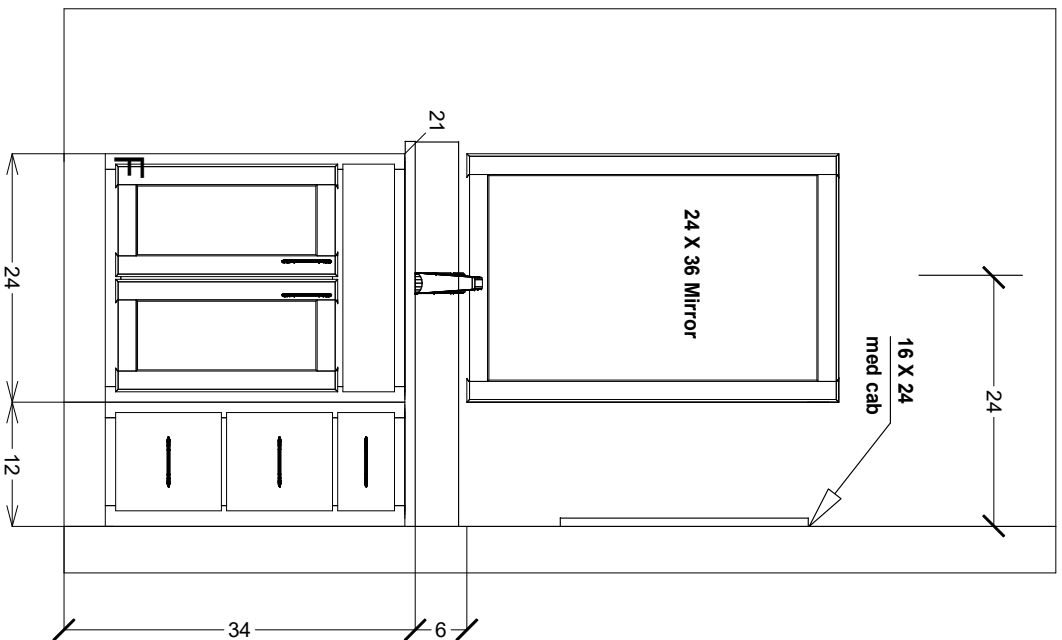




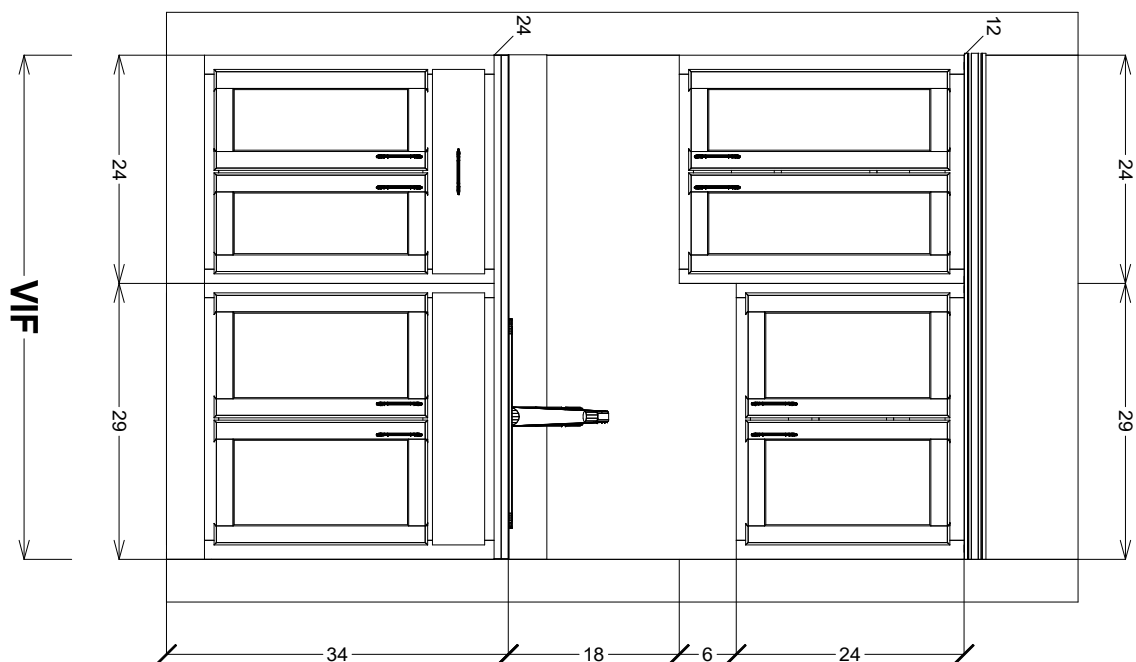
Bluebird Kitchen (ADA)

Bluebird Vanity (ADA)





Bluebird Vanity (ADA)



Bluebird Laundry (ADA)



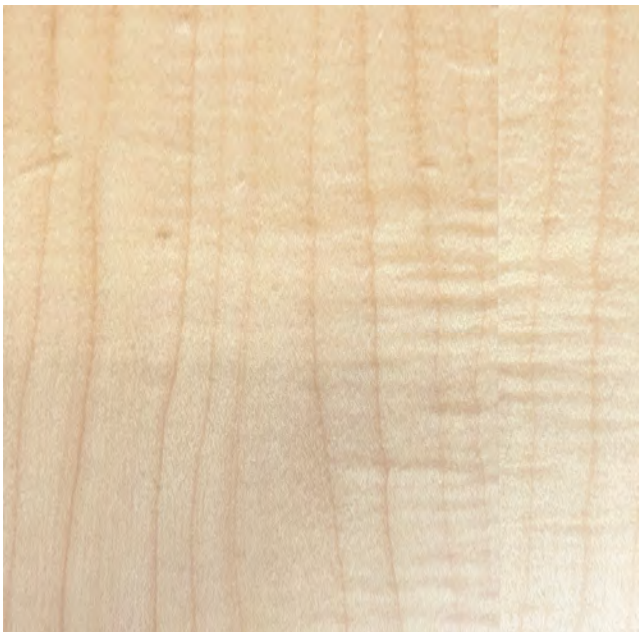
**Silvergrass
Maple Wood**



**Toffee
Maple Wood**



**Linen
Paint Grade Wood**



**Natural
Maple Wood**



Straight Shaker



Beveled Shaker

"Raised Panel" Selection Will Be Made Available When Finalized



Oil Rubbed Bronze



Matte Black



Nickel



THE MEADOW HYBRIDS

Countertops





Granite Shell



Granite Oatmeal



White Out



Flurry



Chateau



Vienna Canyon



Calacatta Forte

Upgrade



Broadway Black



Carbo Brushed



Nocturne



THE MEADOW HYBRIDS

Window Treatments





Draper Manual Roller Shades -
Room Darkening Fabric



Draper Manual Roller Shades -
Light Filtering Fabric



2" Faux Wood



THE MEADOW HYBRIDS

Garage Storage Upgrades





**HOLDS 75 lb. PER SQUARE
FOOT**

Did you know 90% of the gear you store in garage is less than 20 lb? Built to last, Our PVC Slatwall can take on all of your garage storage needs with ease holding up to 75 lb. per square foot.



3 x 6 ft. PLATFORM LIFT

Our Platform Lift is perfect for storing garden equipment, boxes, storage containers, holiday decorations, outdoor furniture, golf bags/backpacks, coolers, fishing supplies, sports supplies, winter clothes and more!



BIKE LIFT

Maximize your floor space and take the heavy lifting out of overhead storage and organization. The Proslat Garage Gator lift will easily raise, secure, and store up to 8 bikes or 220 lb. of your gear.



THE MEADOW HYBRIDS

Indoor & Outdoor Ceiling Fans



Indoor Ceiling Fans



Matte Black



Matte Silver



Fresh White

Outdoor Ceiling Fan





Matte Silver Ceiling Fan



Fresh White Ceiling Fan



Matte Black Ceiling Fan



Outdoor Ceiling Fan



THE MEADOW HYBRIDS

Paint





Accessible Beige



Worldly Gray



Greek Villa

Custom Paint Upgrade Option Available



THE MEADOW HYBRIDS

Retractable Screen Door





FEATURES & BENEFITS

- Disappears out of sight
- Keeps the bugs out
- Allows fresh air ventilation
- Won't block your views
- Fits all door & window types
- Lowers air conditioning costs
- Reduces heat & glare from the sun
- Blends with your home décor
- Protects against UV rays
- Professionally installed
- Backed by a limited lifetime warranty



THE MEADOW HYBRIDS
Appliances





22 cu. ft. Bottom-Freezer Refrigerator

WRB322DMB

Standard



Monochromatic Stainless Steel
WRB322DMBM

Also available in:



White

WRB322DMBW



Black

WRB322DMBB

Capacity

Total Capacity 22 cu. ft.

Refrigerator Capacity 16 cu. ft.

Freezer Capacity 6 cu. ft.

General Features & Properties

Humidity-Controlled Crispers

Accu-Chill™ Temperature Management System

ENERGY STAR® Certified

LED Interior Lighting

Adaptive Defrost

#1 Selling Appliance Brand in the U.S.A.*

Electrical Details

Amps 15

Volts 120

Certifications

ENERGY STAR® Certified Yes

Technical Details

Refrigerator Type	Bottom-Freezer
Number of Doors	2
Number of Interior Refrigerator Shelves	5
Number of Refrigerator Door Bins	1 Fixed, 5 Adjustable
Lighting Type	LED
Ice Maker	Factory Installed
Ice Maker Location	Freezer
Dispenser Type	N/A

Dimensions

Product Dimensions (H x W x D)	70" x 32-5/8" x 33-3/8"
Depth with Door Open 90°	62"
Cutout Dimensions	Allow extra 1/2" on sides and top Allow extra 1" on rear

Reference Material

[Dimension Guide](#)

[Use & Care Guide](#)

[Energy Guide](#)

[Warranty](#)

Key Features & Benefits

SpillGuard™ Glass Shelves

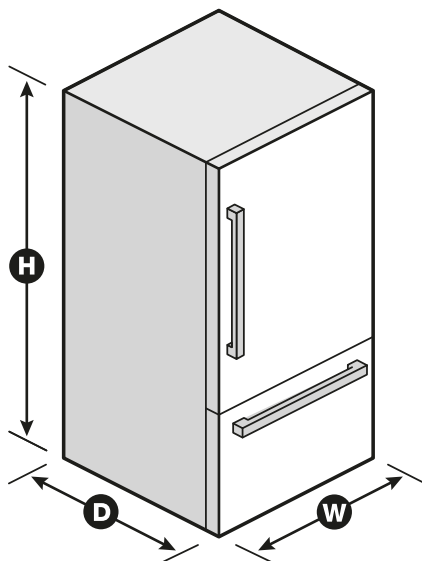
Helps contain leaks and spills for easier cleanup.

FreshFlow™ Produce Preserver

A filter absorbs excess ethylene gas that causes fruit and vegetables, like lettuce and cantaloupe, to spoil.

Deli Drawer

Store plenty of meat and cheese with a deli drawer.



*Based on 12-month average of unit sales. Refrigeration, Cooking, Dishwashers and Laundry appliances. TraQline 2018. NOTE: Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice. ®/™ © 2020. All rights reserved. Printed in the U.S.A. D200052XXC. WRB322DMBSPECSHEETV01.

Upgrade

36-Inch French Door Refrigerator with In-Door Water and Ice Maker - 30 cu. ft.

Model: WRFF3536SZ



Key Features

- In-door Filtered Water & Ice Maker
- 30 cu ft Capacity
- Large Capacity In-Door Ice Storage
- Pint Size Storage
- Total Coverage Cooling



*Not A Rendering



36-Inch Wide Full-Depth French Door Bottom Mount Refrigerator - 25 cu. ft.

Model: WRFF3236RZ

Key Features

- Elevated Deli Drawer
- Interior Water Dispenser with Whirlpool® Water Filtration
- Full Depth Design
- Two-Tier Freezer Storage
- Adjustable Shelves



***Not A Rendering**



Frigidaire Gallery 23 Cu. Ft. Counter-Depth French Door Refrigerator

GRFC2353AF

Overview & Features

This french door refrigerator includes our freshness system that keep food fresh longer, with our cooling system, advanced crispers, air and water filtration.

Counter-Depth Design

Smudge-Proof® Stainless Steel

Dual Ice Maker

ENERGY STAR® Certified

EvenTemp™ Cooling System

SpaceWise® Organization System

CrispSeal® Plus Crispers with Auto Humidity

Adjustable Temp Drawer

Large Door Bin Storage

Auto-Close Doors

Bright LED Lighting



*Not A Rendering

GE Profile™ 1.1 Cu. Ft. Countertop Microwave Oven

Model #: PCHK11S1WSS



GE® 30" Drop-In Electric Range

Model #: JD630STSS



*Not A Rendering

GE Profile™ 30" Under The Cabinet Hood

Model #: PVX7300SJSS



*Not A Rendering



Standard

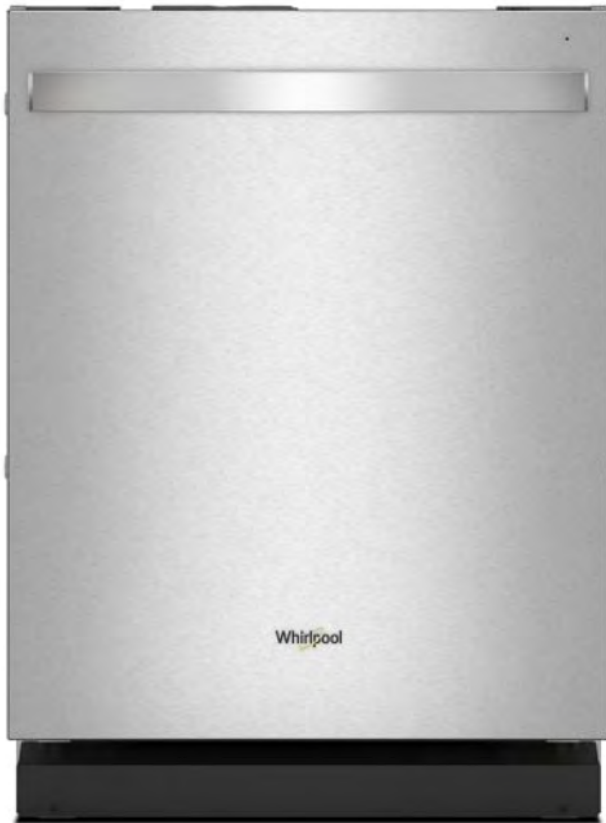


400 Series Front Load Washer - 4.5 Cu. Ft.
ELFW7437AW



44 dBA ADA Compliant Dishwasher Flush with Cabinets with 3rd Rack

Model: WDT550SAPZ



Key Features

- Flush Installation
- ADA Compliant (U.S Only)
- Door Open Dry
- 44 dBA
- 3rd Rack with Enhanced Drying



*Not A Rendering

GE Profile™ ENERGY STAR® 5.4 cu. ft. Capacity Washer with Smarter Wash Technology and FlexDispense™

Model #: PTW700BSTWS



Standard



**400 Series Electric Dryer -
8.0 Cu. Ft.**
ELFE7437AW





GE Profile™ ENERGY STAR® 7.4 cu. ft. Capacity Smart aluminized alloy drum Electric Dryer with Sanitize Cycle and Sensor Dry

Model #: PTD70EBSTWS



Standard

Only Compatible with
Standard Option

Luxury-Glide® Pedestal with Spacious Storage Drawer

EPWD257UIW



Features

Elevated Convenience

Raises your washer or dryer 15 inches, reducing strain and making loading and unloading easier

Smooth Luxury-Glide™ Operation

Drawer glides open and closed with ease—even when fully loaded—for a premium feel and effortless access

Fits 27" Washers and Dryers

This laundry pedestal is compatible with all Electrolux 27" front load washer and dryers

Spacious Storage Drawer

Built-in drawer holds up to 50 lbs. of laundry essentials—keeping detergents, dryer sheets, and more organized and within easy reach

Uses Recycled Materials

16% of this pedestal's total product weight is made from recycled plastics and steel—helping reduce environmental impact without compromising durability



THE MEADOW HYBRIDS
Fixtures



Light Fixture "ZV2" & "ZV1" - Choice of Brushed Nickel or Black

VISUAL COMFORT & CO.



Light Fixture "ZU1"

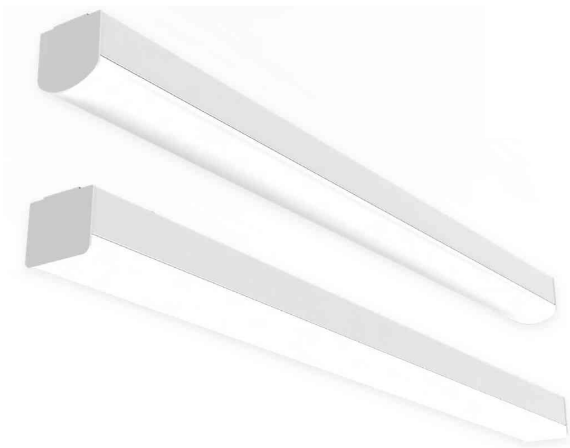


BLAZE™ LED Tape Light



Light Fixture "ZS1"

DISCOVERY
LINEAR STRIP



Light Fixture "ZP1" - Pendant Conversion Option - Resident Selection

4" Economy LED Retrofit Lighting Module



Light Fixture "ZJ1"

6" Led Closet Lights



Light Fixture "ZF2" - Shower

4" Economy LED Retrofit Lighting Module



Light Fixture "ZF1"

4" Economy LED Retrofit Lighting Module



**Light Fixture Type "ZD1" & "ZD2" - Resident Selection of Brushed Nickel or Black
LED Flush Mount - 15.75"**



Light Fixture/Outlet Type "ZN1"
PASS & SEYMOUR®
radiant® Night Lights



4-Function Showerhead

Light Fixture/Outlet Type "K2"
Light Outdoor Medium Wall Lantern



Kitchen Faucet & Bowl

Belfield™

Single-Handle High Arc Pulldown Kitchen Faucet

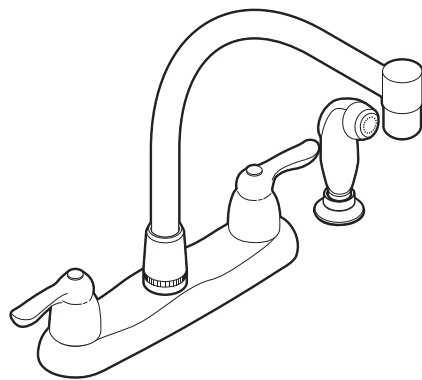


Lustertone® Classic Stainless Steel Single Bowl Undermount ADA Sink



Laundry Faucet & Bowl

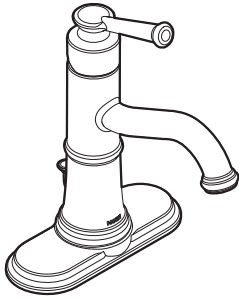
Two-Handle High Arc Kitchen Faucet with Side Spray



Elkay Lustertone® Classic Stainless Steel

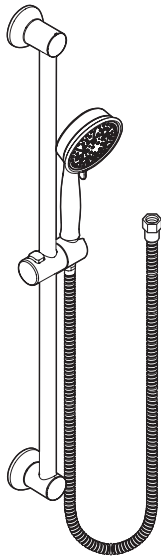


Bathroom Faucet



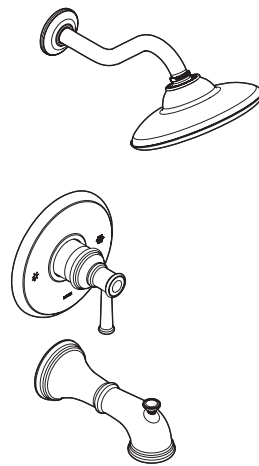
Belfield™
Single-Handle Lavatory Faucet

Shower



**4-Function Massaging
Handshower w/Slide Bar**

Models: 3667EP series



BELFIELD™ M-CORE™ 3-Series
Single-Handle Tub/Shower Trim

Questions?
Please Contact Rick Bernhardt

RBernhardt@landis.org

LANDIS HOMES
THE MEADOW HYBRIDS
SELECTION PACKET

