



NEW HOME CONSULTANT Kurt McGraw (405) 514-8641 Cell Phone (405) 364-9999 Model Home

Community: Castleberry Villas

Model: 2524 NW 193rd Terrace, Edmond, OK

73012



19917 Forsythe Drive Edmond, OK 73012

SOLD

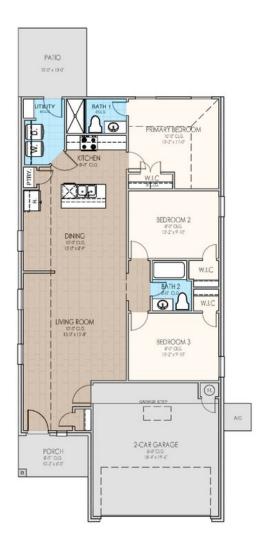
Price and availability are subject to change without prior notice. Accurate as of May 12, 2024.

From the Village Collection

Floor Plan: Poppy

Square Feet: 1,347 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





This floor plan with a HERS Index Rating of 48 is:

- 52% more energy efficient than a typical new home
- 82% more energy efficient than a typical existing home

150 140 130 70 30 20 10 120 110 100 90 80 60 50 40 HIGH LOW **ENERGY ENERGY** COSTS Home Typical Typical New Home **Creations** Existing Home





Included Features

Address: 19917 Forsythe Drive Price: \$277,472

Collection: The Village Collection **Floor Plan:** Poppy

Square Feet: 1,347 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring 6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation Exterior 2 x 4 stud-grade lumber walls (16" on center)

RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty 15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

Bathroom

Undermount sinks One piece tub/shower enclosure in all secondary baths One piece 3x5 insert w/ tile surround enclosure in primary bath Ceramic tile floor

1.6 cm granite or quartz countertops with 4" backsplash *Price Pfister® bathroom faucet (choice of satin nickel or black)

Interior Finishes

Square corners

3" paint grade baseboard and casing Insulated entry door (panel style may vary)

Possible finishes include Satin Nickel, Chrome, or Oil Rubber Bronze

Standard wood-look tile selections in living room, dining, kitchen, entry and hall

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

Hand textured walls

Ceramic tile floor in bathrooms and utility

Enhanced lighting package including chandelier and coach lights

Raised 10' ceiling in living areas and Primary bedrooms (in single story plan) Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and

bedroom closets

Inspections / Engineering

All foundation designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

Energy-efficiency

LED lights throughout Continuous eave roof ventilation

R-8 Perimeter foam insulation at slab R-8 Insulated and mastic sealed A/C ducts

R-15 blown-in insulation in external walls. Excludes garage

Sill seal foam gasket used under exterior framing, against concrete, to reduce air Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

Radiant barrier roof decking R-44 blown-in insulation in attic

Up to 96% efficient tankless water heater

Gas heating 96% high efficiency furnace & duct work

Energy Star certified home (homes permitted after 01/01/2024)

Polycel caulking around windows, doors and joints (energy efficient caulking package) HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Garage

Pull-down attic access in garage (per plan)

Wifi enabled garage door opener with 2 remotes (2-car garages only)

Finished 2-car garage with wall texture, trim and paint

Safety

Carbon Monoxide detectors

Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors

Anchor bolts that secure perimeter walls to foundation

Kwikset door hardware, including Smartkey functionality at all exterior doors

Smart Home Features

Wifi-Enabled Samsung Range

2 Electrical outlet w/dual USB ports in primary bedroom

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode

2 Electrical outlet w/dual USB ports in kitchen

Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Electric vehicle charging plug (220V 50Amp service; homes permitted after

01/01/2024)

Exterior Finishes

Brick mailbox

Full sod in front, back and side vards

Minimum of 2 exterior waterproof electrical outlets Video Doorbell with Free Storage and Playback Data Feature

Village landscaping package Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)

Warranties

Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's limited 30-year shingle warranty

Builder's limited one-year warranty Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

Kitchen

*Price Pfister® kitchen faucet 2 cm granite or quartz kitchen countertops

1/3 horsepower sink garbage disposal w/ air switch Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)

Water line for refrigerator icemaker

Tiled backsplash up to the bottom of cabinets Single bowl stainless steel 8" deep under mount kitchen sink

Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

____ Buyer's Initials __ Buyer's Initials ____ Seller's or its Representative's Initials _

Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.



^{*} Features subject to availability.