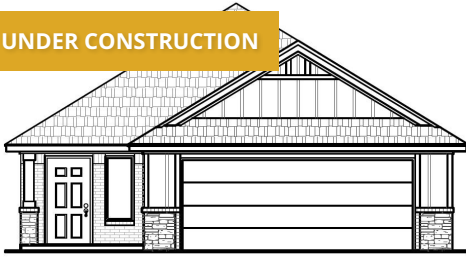




**NEW HOME CONSULTANT**  
**Karsyn Gunn**  
(405) 657-9880 Cell Phone  
(405) 364-9999 Model Home

**Community:** The Grove  
**Model:** 18137 Autumn Grove Drive, Edmond,  
OK 73012

UNDER CONSTRUCTION



**3400 NW 181st Street**  
**Edmond, OK 73012**

**HOME PRICED AT**

**\$297,990**

Price and availability are subject to change  
without prior notice. Accurate as of May 20, 2024.

**From the Village Elite Collection**

**Floor Plan:** Snapdragon Elite

**Square Feet:** 1,270 (m.o.l.)

**Bedrooms:** 3

**Bathrooms:** 2.0

**Garage:** 2 Car





# Included Features

**Address:** 3400 NW 181st Street **Price:** \$297,990

**Collection:** The Village Elite Collection **Floor Plan:** Snapdragon Elite

**Square Feet:** 1,270 (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  
Heat-taped condensation lines (attic only)  
Protective ground fault interrupter circuits  
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

\*Uponor AquaPEX tubing for water lines  
Electric dryer connection in utility room  
Enhanced modified slab on grade foundation  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

## Bathroom

Ceramic tile floor  
Fiberglass shower / tub combo in hall bath

Tiled shower in master bath  
\*Price Pfister® bathroom faucet (choice of satin nickel or black)

## Interior Finishes

3 1/4" baseboards  
Insulated entry door (panel style may vary)

Hand textured walls  
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

## 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

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)  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

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  
Polycel caulking around windows, doors and joints (energy efficient caulking package)

## Garage

Pull-down attic access in garage (per plan)

## Safety

Installed smoke detectors  
Oriented Strand Board (OSB) exterior walls  
Sheetrock screwed to studs/walls (except Barrel Ceilings)  
Kwikset door hardware, including Smartkey functionality at all exterior doors

Carbon Monoxide detectors  
Anchor bolts that secure perimeter walls to foundation  
Tornado Straps that secure perimeter walls to rafters/roof

## Smart Home Features

Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)

## Exterior Finishes

Full sod  
Brick on back of home  
Upgraded glass front door  
2 Woodford freeze-proof exterior water spigots  
Minimum of 2 exterior waterproof electrical outlets

8/12 roof pitch  
Stone accents on exterior  
Upgraded landscape package w/ stone border  
Guttering over entry and AC pad (vary 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

Custom cabinets  
Water line for refrigerator icemaker  
1/3 horsepower sink garbage disposal w/ air switch

\*1-hole Price Pfister kitchen faucet  
3cm granite or quartz kitchen countertops  
Undermount single basin kitchen sink (stainless steel)

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

\* Features subject to availability.

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.

