



Community: Palermo Place **Model:** 14112 Celeste Lane, Oklahoma City, OK 73170



1204 SW 141st Street Oklahoma City, OK 73170

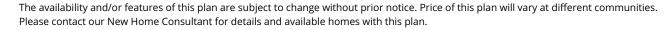
HOME PRICED AT



Price and availability are subject to change without prior notice. Accurate as of May 13, 2024.

From the Signature Collection

Floor Plan: Sutton Square Feet: 3,264 (m.o.l.) Bedrooms: 5 Bathrooms: 4.5 Garage: 3 Car







Included Features

Address: 1204 SW 141st Street Price: \$595,288

Collection: The Signature Collection Floor Plan: Sutton

Square Feet: 3,264 (m.o.l.) Bedrooms: 5 Bathrooms: 4.5 Garage: 3 Car

Construction / Plumbing / Electrical / Mechanical

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Copper electrical wiring *Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Heat-taped condensation lines (attic only) 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 6 mil poly moisture barrier under slab Enhanced modified slab on grade foundation 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 Light over primary bath showers Doorless shower in primary bathroom Metal framed mirrors in Primary and powder bath *Schluter-KERDI Shower System behind all shower walls Ceramic tile floor (rectangular or decorative tile in bathrooms)	Price Pfister® bathroom faucet Framed mirrors in Secondary baths Head knockers included in all bathrooms Steel tub with tiled walls in secondary bathroom(s) 2 cm granite or quartz bathroom countertops with 4" backsplash Tiled shower walls to the last full tile and tile-surrounded free standing tub in Primary bath (varies per plan)
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 Up to 96% efficient tankless water heater 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 R-8 Insulated and mastic sealed A/C ducts 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) Epoxy floor finish in garage (homes permitted after 12/1/21)	Finished 3-car garage with wall texture, trim and paint Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes
Safety	
Installed smoke detectors Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roof	Carbon Monoxide detectors Anchor bolts that secure perimeter walls to foundation Kwikset door hardware, including Smartkey functionality at all exterior doors
Smart Home Features	
Video doorbell with Chime at front entry Occupancy sensor at utility room and pantry door Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Kwikset door Hardware, including Smartkey functionality at all exterior doors	2 Electrical outlet w/dual USB ports in kitchen 2 Electrical outlet w/dual USB ports in primary bedroom Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)
Exterior Finishes	
3-car garage Gas line to patio Enhanced exterior accents Septic System (if required) CAT 5e cable outlet at covered patio 2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan)	8/12 roof pitch Sprinkler Loop at Garage Covered back/front patios Up to 10,000 square feet of sod Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Signature landscaping package including stone border
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

Buyer's Initials ____

_____ Buyer's Initials ______ Seller's or its Representative's Initials __

* Features subject to availability.

Included features will vary based on the design style on each signature collection home. This allows each signature collection home to be one-of-a-kind. 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.





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Interior Finishes

Square corners 3" paint grade casing Ventless gas log fireplace - elevated Pediment treatments in main living area Rocker switches (homes permitted after 5/1/23) Select 8' Interior Doors – Locations Vary Per Plan Wood look tile in kitchen, dining, living room, entry and halls Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold

Kitchen

Sweep outs at toe-kick Decorative vented hood to outside Water line for refrigerator icemaker Built-in trash can drawer in the kitchen island 1/3 horsepower sink garbage disposal w/ air switch Soft close drawer (on cabinets delivered after 02/01/2024) Single basin undermount farm sink (stainless steel) or workstation sink Flat panel soft-close 36" upper kitchen wood cabinets to ceiling (up to 10' ceilings, varies per plan) (painted/stained) Hand textured walls 5" paint grade baseboard 10' seasonal storage in primary closet Ceiling fans in all bedrooms and family rooms 10' ceilings on first floor on select floor plans 10sulated entry door with glass insert (panel style may vary) Ceramic tile (Rectangular and/or decorative) tile in baths and utility Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

*Price Pfister® kitchen faucet LED under cabinet lights in kitchen 3 cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Extended cabinet and countertop depth 2" at cooktop Full extension drawer glides and soft-close hinges on cabinets Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood *Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

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