



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



14009 Messina Lane Oklahoma City, OK 73170

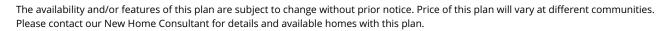
HOME PRICED AT

\$432,263

Price and availability are subject to change without prior notice. Accurate as of May 10, 2024.

Floor Plan: Chelsea Elite 3-car Square Feet: 2,219 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 Garage: 3 Car









Included Features

Address: 14009 Messina Lane Price: \$432,263

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Construction / Plumbing / Electrical / Mechanical

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Copper electrical wiring Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines 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)	30-year 130 MPH rated shingles 6 mil poly moisture barrier under slab 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)
Bathroom	
Undermount sinks Framed mirrors in all baths Light over Primary bathroom showers *Schluter-KERDI Shower System behind all shower walls 2 cm granite or quartz bathroom countertops with 4" backsplash	Ceramic tile floor Price Pfister® bathroom faucet Steel tub with tiled walls in secondary bathroom(s) Tiled shower and tile-surrounded garden tub in Primary bath
Interior Finishes	
Square corners 3" paint grade casing Ventless gas log fireplace Rocker switches (homes permitted after 5/1/23) Insulated entry door with glass insert (panel style may vary) Standard wood-look tile selections in living room, dining, kitchen, entry and hall. Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single	Hand textured walls 5" paint grade baseboard Ceramic tile floor in baths and utility 10' seasonal storage in primary closet (select plans) Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Enhanced light package including chandelier, island pendants, coach lights and vanity lights Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans
story plans)	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	
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	
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	
Full sod 8/12 roof pitches Elite landscape package with stone border 2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets 6ft. stockade fence connected to the rear corners of the home with one standard gate	Covered patio Enhanced exterior accents Brick mailbox with cast stone address block 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 Water line for refrigerator isomaker	Decorative vented hood to outside Kitchen bardware for objects and drawere 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.

