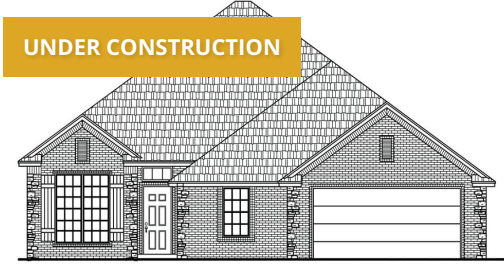




NEW HOME CONSULTANT
Audra Brown
 (918) 619-5354 Cell Phone
 (918) 832-0999 Model Home

Community: Southridge at Lantern Hill
Model: 6442 East 148th Street, Bixby, OK 74008



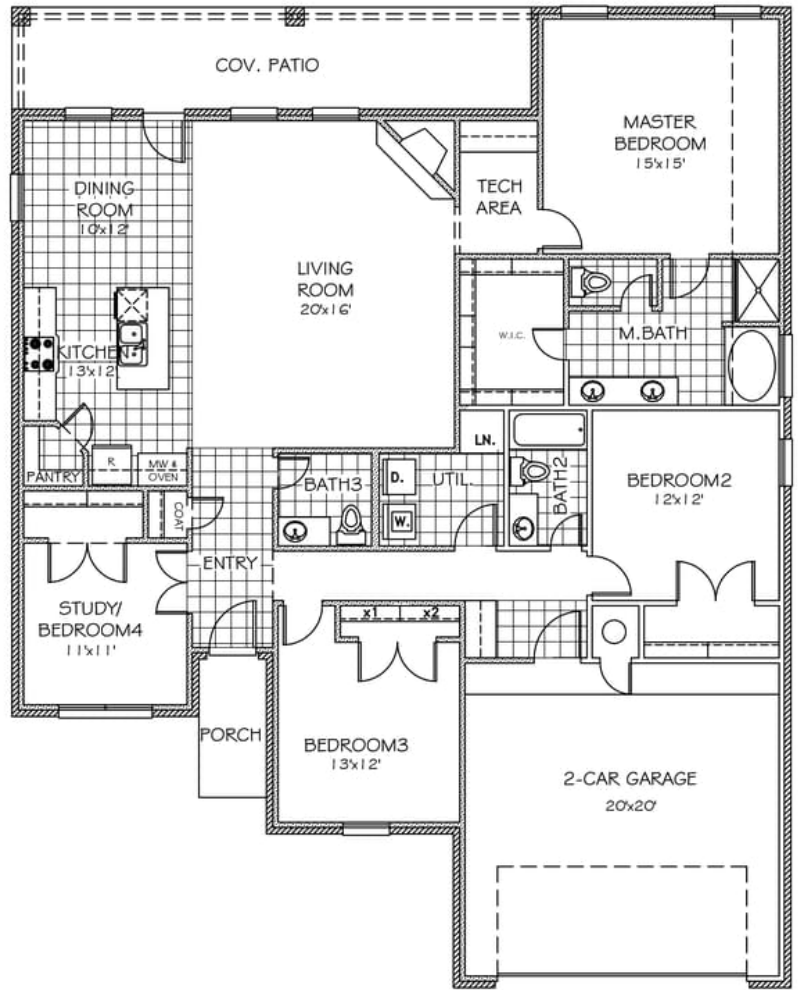
14747 South Lakewood Place
Bixby, OK 74008

HOME PRICED AT
\$257,500

Price and availability are subject to change without prior notice. Accurate as of Oct 24, 2020.

From the Wellington Collection

Floor Plan: Opal
Square Feet: 2,030 (m.o.l.)
Bedrooms: 4
Bathrooms: 2.0
Garage: 2 Car



The availability and/or features of this plan are subject to change without prior notice. Price of this plan will vary at different communities. Please contact our New Home Consultant for details and available homes with this plan.





Included Features

Address: 14747 South Lakewood Place **Price:** \$257,500

Collection: The Wellington Collection **Floor Plan:** Opal

Square Feet: 2,030 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 2 Car

Warranties

Manufacturer's limited lifetime shingle warranty
Manufacturer's limited heating & cooling units warranty
Brick company's limited 100-year warranty
Termite company's warranty

Builder's limited one-year warranty
Manufacturer's limited appliance warranty
RWC New Home limited 10-year warranty

Safety

Installed smoke & carbon monoxide detectors
Tornado Straps that secure perimeter walls to rafters
Oriented Strand Board (OSB) exterior walls

ToughRock 45 Gypsum Board walls and ceilings (except Barrel Ceilings)
Anchor bolts that secure perimeter walls to foundation

Energy-efficiency

Gas heating 96% high efficiency furnace
97% efficient gas tankless water heater (homes permitted after 4/15/19)
Low-e Thermalpane tilt-in vinyl windows with screen
Premeter slab insulation
R-44 Blown-in insulation in attic and RR-15 in exterior walls
Insulated and mastic sealed A/C ducts
Eave roof ventilation

Radiant Barrier Roof Decking
R-8 Perimeter foam insulation under the slab
House wrap with moisture barrier
R-19 Batt insulation in sloped ceiling
HERS Index Energy Efficiency Rating (varies per plan & home permit date)
Polycel caulking around windows, doors and joints

Construction / Plumbing / Electric / Mechanical

Category 5 structured wiring
Stone trim on front of home per plan (upgraded stucco accent wall available)
Fire rated sheetrock wall & ceiling
RG6 quad shield cable wiring (minimum of 4 cable outlets)
Protective ground fault interrupter circuits

16 SEER electrical central air conditioning
Copper electrical wiring
Uponor AquaPEX tubing for water lines
Electric dryer connection in utility room
Exterior 2 x 4 stud-grade lumber walls

Exterior Finishes

Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers
Guttering over AC pad and entry (varies per plan)
Two exterior frost proof water spigots
Semi-gloss exterior paint
Three exterior waterproof electrical outlets

Brick exterior with brick ledge and siding on back with stone trim on front (varies per plan)
Brick mailbox with cast stone address block (may vary due to location of property)
Concrete patio (varies per plan)
Landscaping package

Interior Finishes

Full Blinds
Gas log fireplace or modern style electric fireplace
Orange peel texture walls
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room
Box rated for ceiling fan in all other bedrooms
Raised 10' ceiling in living areas (in single story plan)
Insulated entry door (panel style may vary)

Bullnose corners in common areas (varies per plan)
Paint grade crown molding
Paint grade baseboards
Custom light fixture package (includes wiring & installation)
Ceiling fans in living room and master bedroom
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Pull-down attic access in garage (in single story plan)

Kitchen

USB outlet in kitchen (house permitted after 5/1/2017)
1-hole kitchen faucet
3 cm granite or quartz kitchen countertops with travertine backsplash
Water line for refrigerator icemaker

Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19)
Pendant lights over bar (varies per plan)
Gas stub in kitchen

Bathroom

3 cm granite vanity tops with ceramic undermount bowls
Garden tub and separate shower with glass doors and acrylic insert in Master Bath
Elongated toilets in bathrooms

Fiberglass shower/tub combo in Hall bathroom
Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze

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.

