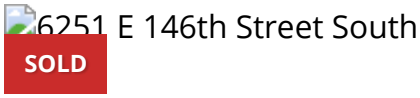


NEW HOME CONSULTANT
Audra Brown
(918) 619-5354 Cell Phone
(918) 832-0999 Model Home

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



6251 E 146th Street South
Bixby, OK 74008

SOLD

Price and availability are subject to change without prior notice. Accurate as of Nov 19, 2026.

From the Wellington Elite Collection

Floor Plan: Brookside Elite
Square Feet: 2,054 (m.o.l.)
Bedrooms: 4
Bathrooms: 2.0
Garage: 3 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: 6251 E 146th Street South **Price:** $244,138
Collection: Wellington Elite Collection **Floor Plan:** Brookeside Elite
Square Feet: 2,054 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 3 Car

Safety

2G Smart Home Touch Screen Security System
Installed smoke & carbon monoxide detectors
Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters
Sheetrock screwed to studs/walls (except Barrel Ceilings)

Bathroom

Elongated toilets in bathrooms
Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze
Fiberglass shower/tub combo in hall bath
Garden tub and separate tiled shower with glass doors and acrylic pan in master bathroom

Energy-efficiency

Eave roof ventilation
Radiant Barrier Roof Decking
R-8 Perimeter foam insulation at slab
R-19 Batt insulation in sloped ceiling
Polycel caulking around windows, doors and joints
R-44 Blown-in insulation in attic and RR-15 in exterior walls
Up to 96% efficient gas tankless water heater (homes permitted after 4/15/19)
Premeter slab insulation
House wrap with moisture barrier
Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace
Low-e Thermalpane tilt-in vinyl windows with screen
HERS Index Energy Efficiency Rating (varies per plan & home permit date)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
Uponor AquaPEX tubing for water lines
Electric dryer connection in utility room
Protective ground fault interrupter circuits
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)
Category 5 structured wiring
Exterior 2 x 4 stud-grade lumber walls
16 SEER electrical central air conditioning
Stone trim on front of home per plan (upgraded stucco accent wall available)

Exterior Finishes

Landscaping package
Concrete patio (varies per plan)
Three exterior waterproof electrical outlets
Guttering over AC pad and entry (varies per plan)
Brick mailbox with cast stone address block (may vary due to location of property)
Semi-gloss exterior paint
Two exterior frost proof water spigots
Covered concrete back patio (varies per plan)
Full brick exterior with stone trim on front of home (varies per plan)
Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers

Warranties

Termite company's warranty
RWC New Home limited 10-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty
Builder's limited one-year warranty
Brick company's limited 100-year warranty
Manufacturer's limited lifetime shingle warranty

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.
HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

* 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.

Included Features

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Interior Finishes

Full Blinds
Paint grade crown molding
Box rated for ceiling fan in all other bedrooms
Gas log fireplace or modern style electric fireplace
Pull-down attic access in garage (in single story plan)
Insulated entry door with glass insert (panel style may vary)
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room
Paint grade baseboards
Ceiling fans in living room and master bedroom
Bullnose corners in common areas (varies per plan)
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Raised 10' ceiling in living areas (in single story plan)
Custom light fixture package (includes wiring & installation)

Kitchen

1-hole kitchen faucet
Undermount stainless steel kitchen sink
Under cabinet lighting (on selected plans)
3 cm granite or quartz kitchen countertops with travertine backsplash
Water line for refrigerator icemaker
Pendant lights over bar (varies per plan)
USB outlet in kitchen (house permitted after 5/1/2017)
Stainless steel gas slide-in range, built-in microwave and dishwasher (homes permitted after 4/15/19)

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