



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



6261 E 146th Street S Bixby, OK 74008

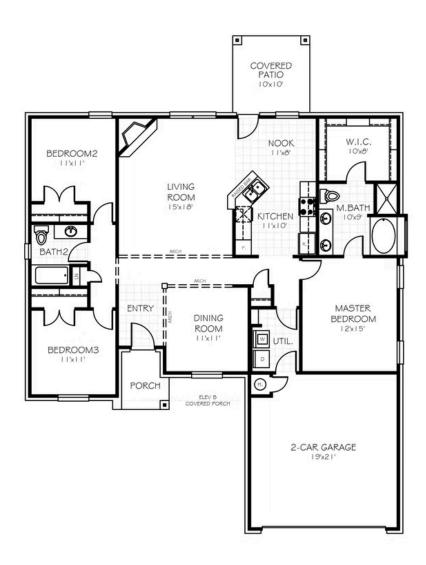
SOLD

Price and availability are subject to change without prior notice. Accurate as of Aug 22, 2025.

From the Wellington Elite Collection

Floor Plan: Carter Plus Elite Square Feet: 1,803 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car







Included Features

Address: 6261 E 146th Street S Price: \$None

Collection: The Wellington Elite Collection Floor Plan: Carter Plus Elite Square Feet: 1,803 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

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)

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

Flongated 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

HERS Index Energy Efficiency Rating (varies per plan & home permit date)

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

96% efficient gas tankless water heater (homes permitted after 4/15/19)

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)







Included Features

Address: 6261 E 146th Street S Price: \$None

Collection: The Wellington Elite Collection Floor Plan: Carter Plus Elite Square Feet: 1,803 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

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)

