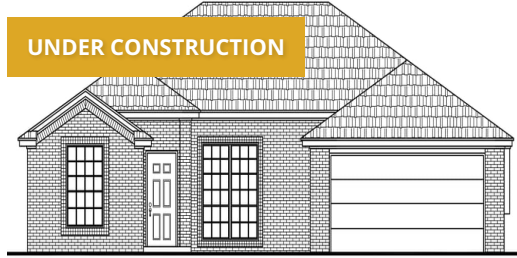




**NEW HOME CONSULTANT**  
**Audra Brown**  
 (918) 619-5354 Cell Phone  
 (918) 832-0999 Model Home

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



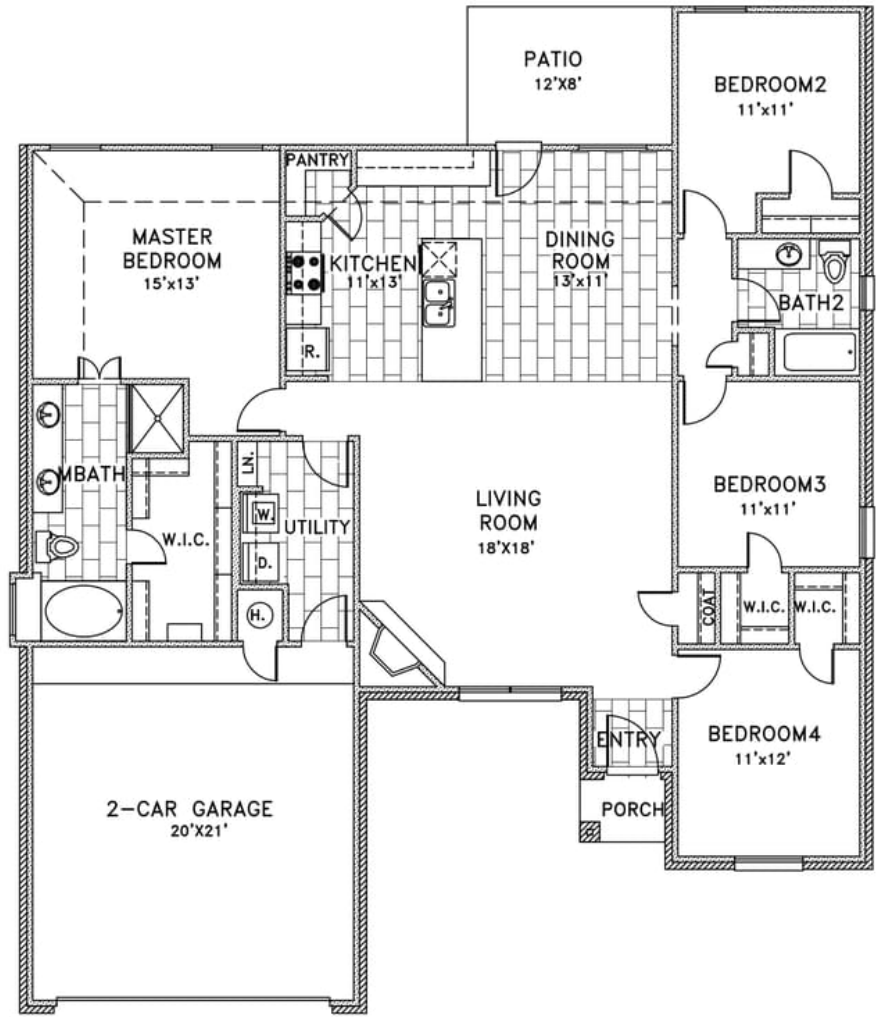
**6316 E 146th Street**  
**Bixby, OK 74008**

**HOME PRICED AT**  
**\$238,489**

Price and availability are subject to change without prior notice. Accurate as of Feb 25, 2021.

**From the Wellington Collection**

**Floor Plan:** Johnston  
**Square Feet:** 1,757 (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:** 6316 E 146th Street **Price:** \$238,489

**Collection:** The Wellington Collection **Floor Plan:** Johnston

**Square Feet:** 1,757 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 2 Car

## Bathroom

Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze  
Garden tub and separate shower with glass doors and acrylic insert in Master Bath  
3 cm granite vanity tops with ceramic undermount bowls

Elongated toilets in bathrooms  
Fiberglass shower/tub combo in Hall bathroom

## Interior Finishes

Pull-down attic access in garage (in single story plan)  
Insulated entry door (panel style may vary)  
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad  
Ceiling fans in living room and master bedroom  
Custom light fixture package (includes wiring & installation)  
Paint grade crown molding  
Gas log fireplace or modern style electric fireplace

Full Blinds  
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room  
Raised 10' ceiling in living areas (in single story plan)  
Box rated for ceiling fan in all other bedrooms  
Paint grade baseboards  
Orange peel texture walls  
Bullnose corners in common areas (varies per plan)

## Energy-efficiency

HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)  
Insulated and mastic sealed A/C ducts  
Gas heating 96% high efficiency furnace  
Low-e Thermalpane tilt-in vinyl windows with screen  
R-8 Perimeter foam insulation under the slab  
Premeter slab insulation  
House wrap with moisture barrier

Eave roof ventilation  
Polycel caulking around windows, doors and joints  
HERS Index Energy Efficiency Rating (varies per plan & home permit date)  
R-44 Blown-in insulation in attic and RR-15 in exterior walls  
R-19 Batt insulation in sloped ceiling  
97% efficient gas tankless water heater (homes permitted after 4/15/19)  
Radiant Barrier Roof Decking

## Construction / Plumbing / Electric / Mechanical

Exterior 2 x 4 stud-grade lumber walls  
Electric dryer connection in utility room  
Fire rated sheetrock wall & ceiling  
Category 5 structured wiring  
Stone trim on front of home per plan (upgraded stucco accent wall available)

Protective ground fault interrupter circuits  
16 SEER electrical central air conditioning  
Uponor AquaPEX tubing for water lines  
Copper electrical wiring  
RG6 quad shield cable wiring (minimum of 4 cable outlets)

## Safety

ToughRock 45 Gypsum Board walls and ceilings (except Barrel Ceilings)  
Anchor bolts that secure perimeter walls to foundation  
Installed smoke & carbon monoxide detectors

Oriented Strand Board (OSB) exterior walls  
Tornado Straps that secure perimeter walls to rafters

## Exterior Finishes

Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers  
Three exterior waterproof electrical outlets  
Semi-gloss exterior paint  
Two exterior frost proof water spigots

Concrete patio (varies per plan)  
Guttering over AC pad and entry (varies per plan)  
Landscaping package  
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)

## Warranties

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

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

## Kitchen

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

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

**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.

