



**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



**6423 East 148th Street S**  
**Bixby, OK 74008**

**SOLD**

Price and availability are subject to change without prior notice. Accurate as of Aug 05, 2024.

**From the Wellington Elite Collection**

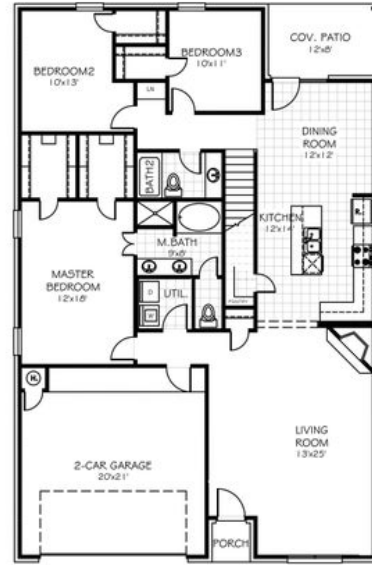
**Floor Plan:** Reagan Plus Elite

**Square Feet:** 2,509 (m.o.l.)

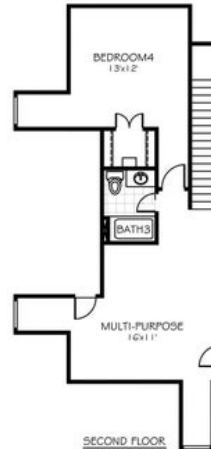
**Bedrooms:** 4

**Bathrooms:** 3.0

**Garage:** 2 Car



FIRST FLOOR



SECOND FLOOR





# Included Features

**Address:** 6423 East 148th Street S **Price:** \$None

**Collection:** The Wellington Elite Collection **Floor Plan:** Reagan Plus Elite

**Square Feet:** 2,509 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.0 **Garage:** 2 Car

## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
Uponor AquaPEX tubing for water lines  
Electric dryer connection in utility room  
Protective ground fault interrupter circuits  
Stone trim on front of home per plan (upgraded stucco accent wall available)

Category 5 structured wiring  
Exterior 2 x 4 stud-grade lumber walls  
16 SEER electrical central air conditioning  
RG6 quad shield cable wiring (minimum of 4 cable outlets)

## 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

## 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)  
Custom light fixture package (includes wiring & installation)  
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)  
Insulated entry door with glass insert (panel style may vary)

## 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

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)

## Safety

Oriented Strand Board (OSB) exterior walls  
Installed smoke & carbon monoxide detectors  
Anchor bolts that secure perimeter walls to foundation

2G Smart Home Touch Screen Security System  
Tornado Straps that secure perimeter walls to rafters  
Sheetrock screwed to studs/walls (except Barrel Ceilings)

## 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

## 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)

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **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.

