



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



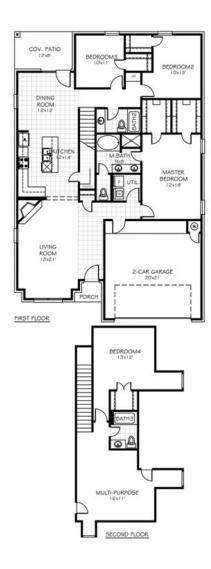
6473 E 148th Street **Bixby, OK 74008**

Price and availability are subject to change without prior notice. Accurate as of May 01, 2024.

From the Wellington Collection

Floor Plan: Reagan Plus Square Feet: 2,509 (m.o.l.)

Bedrooms: 4 Bathrooms: 3.0 Garage: 2 Car





Included Features

Address: 6473 E 148th Street **Price:** \$288,900

Collection: The Wellington Collection Floor Plan: Reagan Plus

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

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
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)

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)

Bathroom

Elongated toilets in bathrooms

3 cm granite vanity tops with ceramic undermount bowls

Garden tub and separate shower with glass doors and acrylic insert in Master Bath

Fiberglass shower/tub combo in Hall bathroom

Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze

Interior Finishes

Full Blinds Paint grade crown molding Insulated entry door (panel style may vary)

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)

Paint grade baseboards
Orange peel texture walls
Ceiling fans in living room and master bedroom
Bullnose corners in common areas (varies per p

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Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Raised 10' ceiling in living areas (in single story plan)
Carmic illustración in control kitchen digitar recombather

Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room

Inspections / Engineering

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

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)

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

Safety

Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters Sheetrock screwed to studs/walls (except Barrel Ceilings) Installed smoke & carbon monoxide detectors Anchor bolts that secure perimeter walls to foundation

Exterior Finishes

Landscaping package Concrete patio (varies per plan)

Three exterior waterproof electrical outlets

Brick mailbox with cast stone address block (may vary due to location of property)

Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers

Semi-gloss exterior paint Two exterior frost proof water spigots

Premeter slab insulation

Guttering over AC pad and entry (varies per plan)

Brick exterior with brick ledge and siding on back with stone trim on front (varies per

plan)

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

Gas stub in kitchen Water line for refrigerator icemaker USB outlet in kitchen (house permitted after 5/1/2017) Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19)

1-hole kitchen faucet Pendant lights over bar (varies per plan) 3 cm granite or quartz kitchen countertops with travertine backsplash

Buyer's Initials _______ Buyer's Initials ______ Seller's or its Representative's Initials ______

