**NEW HOME CONSULTANT**
**Angela Bruce**
**(918) 521-3701** Model Home

**Community:** Eagle Ridge
**Model:** 41st and 209th E Ave., Broken Arrow, OK 74014




## 20951 E 40th Place S
## Broken Arrow, OK 74014

# SOLD

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

### From the Wellington Collection

**Floor Plan:** Brooke
**Square Feet:** 1,887 (m.o.l.)
**Bedrooms:** 3
**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:** 20951 E 40th Place S **Price:** $238,314
**Collection:** Wellington Collection **Floor Plan:** Brooke
**Square Feet:** 1,887 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## 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

## 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

## 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
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)
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)

## 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
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

## Inspections / Engineering

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

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## 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 plan)
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Raised 10' ceiling in living areas (in single story plan)
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room

## 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

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