



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

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



**21045 E 40th Place S**  
**Broken Arrow, OK 74014**

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Sep 08, 2024.

## From the Wellington Collection

**Floor Plan:** Carter

**Square Feet:** 1,596 (m.o.l.)

**Bedrooms:** 3

**Bathrooms:** 2.0

**Garage:** 2 Car



# Included Features

**Address:** 21045 E 40th Place S **Price:** \$200,990

**Collection:** The Wellington Collection **Floor Plan:** Carter

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## 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

## 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  
Polycol 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  
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)

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)

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

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

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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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