



NEW HOME CONSULTANT
Angela Bruce
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Community: Villas at Bel Lago
Model: 520 S 47th Street, Broken Arrow, OK
74014



413 S 48th Court
Broken Arrow, OK 74014

SOLD

Price and availability are subject to change without prior notice. Accurate as of Feb 21, 2026.

From the Sonoma Collection

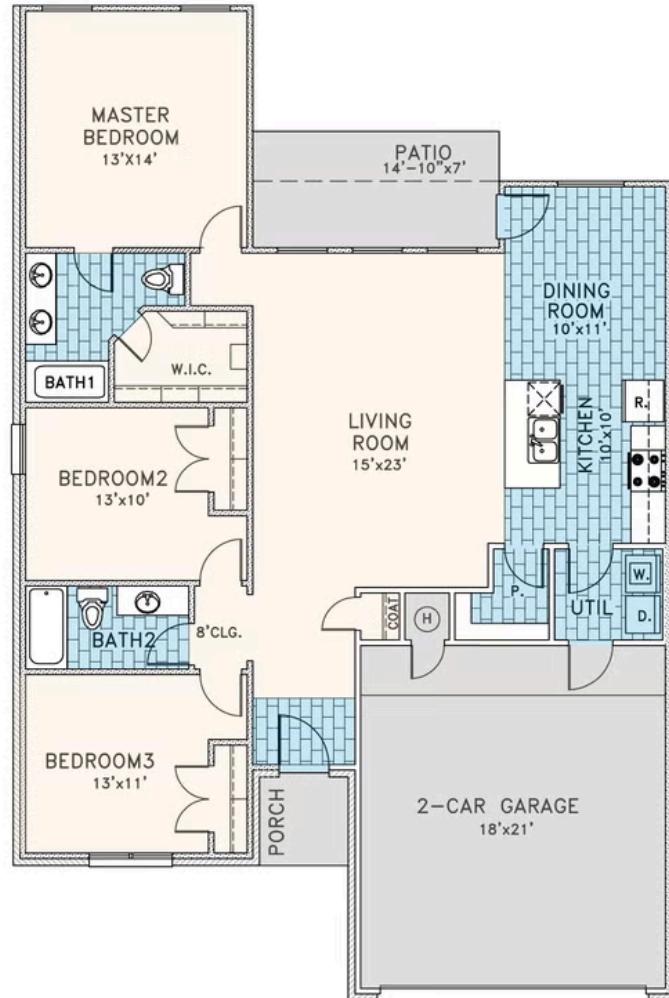
Floor Plan: McKinley Plus

Square Feet: 1,437 (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: 413 S 48th Court **Price:** \$209,109

Collection: Sonoma Collection **Floor Plan:** McKinley Plus

Square Feet: 1,437 (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

Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze

2cm Granite vanity tops with ceramic undermount bowls

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

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)

Category 5 structured wiring

Exterior 2 x 4 stud-grade lumber walls

16 SEER electrical central air conditioning

50-gallon tankless hot water heater (homes permitted after 4/15/19)

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)

* Features subject to availability.

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Interior Finishes

Paint grade baseboards

Garage pre-wired for garage door opener

Ceiling fans in living room and master bedroom

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

Orange peel texture walls

Insulated entry door (panel style may vary)

Box rated for ceiling fan in all other bedrooms

Pull-down attic access in garage (in single story plan)

Custom light fixture package (includes wiring & installation)

Kitchen

Gas stub in kitchen

Water line for refrigerator icemaker

2 cm granite countertops with subway tile

Stainless steel gas freestanding range, over the range microwave and dishwasher

(homes permitted after 4/15/19)

1-hole kitchen faucet

Treviso kitchen faucet in Stainless Steel

USB outlet in kitchen (house permitted after 5/1/2017)

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