



NEW HOME CONSULTANT
Angela Bruce
 (918) 521-3701 Cell Phone
 (918) 832-0999 Model Home

Community: Villas at Bel Lago
Model: 520 S 47th Street, Broken Arrow, OK
 74014



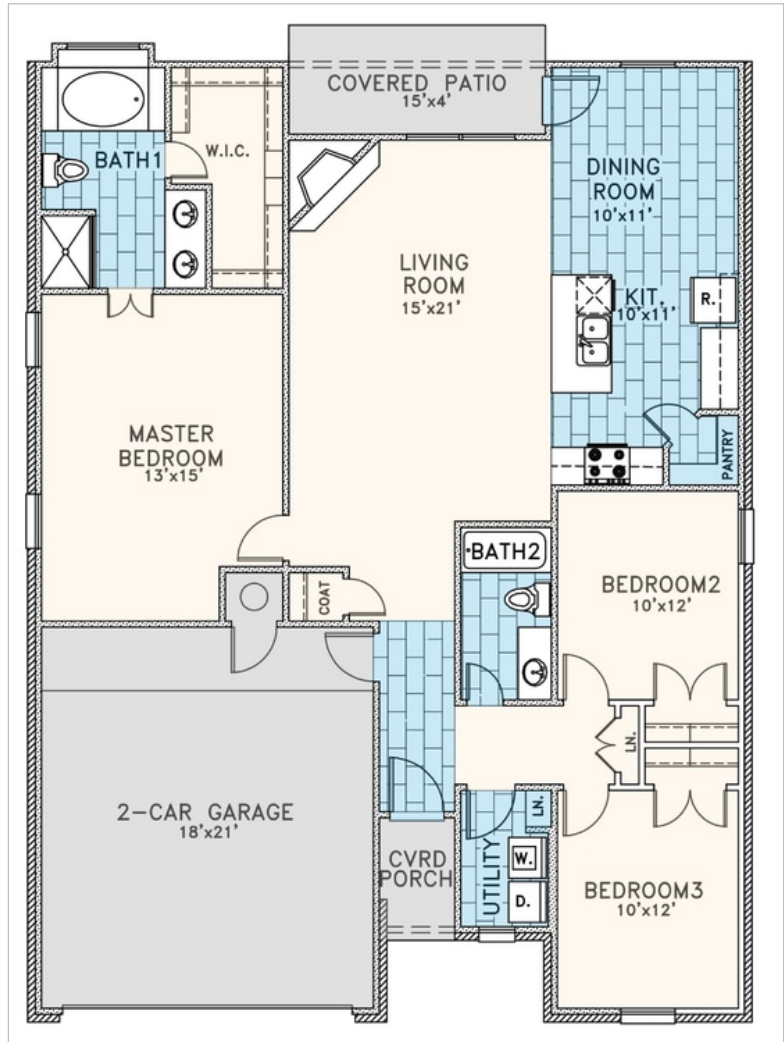
504 S 47th Street
Broken Arrow, OK 74014

SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 18, 2021.

From the Wellington Collection

Floor Plan: Adams
Square Feet: 1,532 (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: 504 S 47th Street **Price:** \$221,028

Collection: The Wellington Collection **Floor Plan:** Adams

Square Feet: 1,532 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Bathroom

Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze
Garden tub and separate shower with glass doors and acrylic insert in Master Bath
3 cm granite vanity tops with ceramic undermount bowls

Elongated toilets in bathrooms
Fiberglass shower/tub combo in Hall bathroom

Interior Finishes

Pull-down attic access in garage (in single story plan)
Insulated entry door (panel style may vary)
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Ceiling fans in living room and master bedroom
Custom light fixture package (includes wiring & installation)
Paint grade crown molding
Gas log fireplace or modern style electric fireplace

Full Blinds
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room
Raised 10' ceiling in living areas (in single story plan)
Box rated for ceiling fan in all other bedrooms
Paint grade baseboards
Orange peel texture walls
Bullnose corners in common areas (varies per plan)

Energy-efficiency

HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace
Low-e Thermalpane tilt-in vinyl windows with screen
R-8 Perimeter foam insulation under the slab
Premeter slab insulation
House wrap with moisture barrier

Eave roof ventilation
Polycel caulking around windows, doors and joints
HERS Index Energy Efficiency Rating (varies per plan & home permit date)
R-44 Blown-in insulation in attic and RR-15 in exterior walls
R-19 Batt insulation in sloped ceiling
97% efficient gas tankless water heater (homes permitted after 4/15/19)
Radiant Barrier Roof Decking

Construction / Plumbing / Electric / Mechanical

Exterior 2 x 4 stud-grade lumber walls
Electric dryer connection in utility room
Fire rated sheetrock wall & ceiling
Category 5 structured wiring
Stone trim on front of home per plan (upgraded stucco accent wall available)

Protective ground fault interrupter circuits
16 SEER electrical central air conditioning
Uponor AquaPEX tubing for water lines
Copper electrical wiring
RG6 quad shield cable wiring (minimum of 4 cable outlets)

Safety

ToughRock 45 Gypsum Board walls and ceilings (except Barrel Ceilings)
Anchor bolts that secure perimeter walls to foundation
Installed smoke & carbon monoxide detectors

Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters

Exterior Finishes

Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers
Three exterior waterproof electrical outlets
Semi-gloss exterior paint
Two exterior frost proof water spigots

Concrete patio (varies per plan)
Guttering over AC pad and entry (varies per plan)
Landscaping package
Brick exterior with brick ledge and siding on back with stone trim on front (varies per plan)
Brick mailbox with cast stone address block (may vary due to location of property)

Warranties

Manufacturer's limited lifetime shingle warranty
RWC New Home limited 10-year warranty
Manufacturer's limited appliance warranty
Builder's limited one-year warranty

Termite company's warranty
Brick company's limited 100-year warranty
Manufacturer's limited heating & cooling units warranty

Kitchen

Water line for refrigerator icemaker
1-hole kitchen faucet
USB outlet in kitchen (house permitted after 5/1/2017)
3 cm granite or quartz kitchen countertops with travertine backsplash

Pendant lights over bar (varies per plan)
Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19)
Gas stub in kitchen

Buyer's Initials _____ **Buyer's Initials** _____ **Seller's or its Representative's Initials** _____

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.

