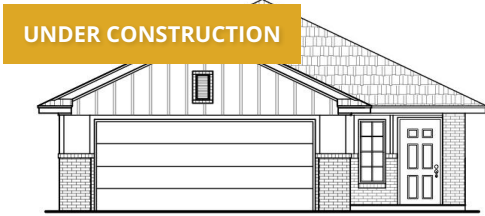




**NEW HOME CONSULTANT**  
**Holly McGowen**  
 405-229-7504 Cell Phone  
 (405) 364-9999 Model Home

**Community:** Sleepy Hollow  
**Model:** 905 Dusky Lane, Chickasha, OK 73018

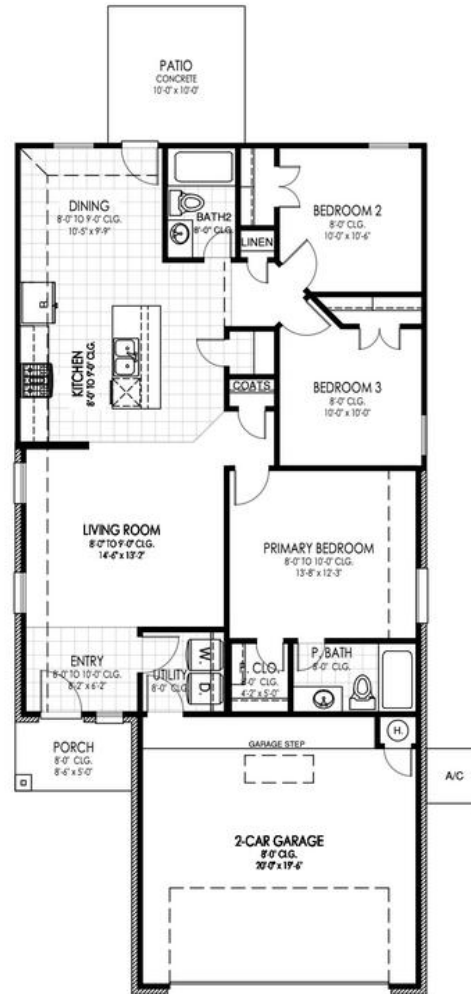


**910 Hudson Road**  
**Chickasha, OK 73018**

**HOME PRICED AT**  
**\$232,245**

Price and availability are subject to change without prior notice. Accurate as of Aug 18, 2022.

**Floor Plan:** Talimena  
**Square Feet:** 1,256 (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:** 910 Hudson Road **Price:** \$232,245

**Floor Plan:** Talimena

**Square Feet:** 1,256 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Bathroom

\*Price Pfister® bathroom faucet  
1.6cm quartz countertops  
Entry-level faucets and shower kits

Shower / tub combo in baths  
Single Sink in Primary Bath  
Single vanity sink in primary bath

## Interior Finishes

Interior doors (panel style may vary)  
Insulated entry door (panel style may vary)  
Hand textured walls  
Vinyl floors in kitchen, bath and entry  
Vinyl floors in entry, baths, utility, kitchen and dining  
Select 3 standard interior color package  
Berber carpet with 1/2" 6 lb. pad in all other areas

2 1/4" paint grade baseboard  
Pull-down attic access in garage (in single story plan)  
Finished 2-car garage with wind resistant steel insulated garage door  
Raised 9' ceiling in living areas and primary bedrooms (in single story plan)  
Ceiling fans in living room (box rated for ceiling fans in all bedrooms)  
Filtrete Air Filtration System

## Inspections / Engineering

All foundation designs reviewed and stamped by 3rd party state-certified engineer

Energy inspection performed twice on all homes to verify installation quality of all energy features

## Energy-efficiency

97% efficient tankless water heater  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)

R-19 batt insulation in sloped ceiling  
R-15 blown-in insulation in external walls. Excludes garage  
R-44 blown-in insulation in attic  
R-8 Perimeter foam insulation under slab

Radiant barrier roof decking  
Polycel caulking around windows, doors and joints (energy efficient caulking package)  
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)  
Eave roof ventilation  
Gas heating 96% high efficiency furnace and duct work  
R-8 Insulated and mastic sealed A/C ducts

## Construction / Plumbing / Electric / Mechanical

Garage pre-wired for garage door opener  
Copper electrical wiring  
Heat-taped condensation lines (attic only)  
16 SEER electrical central air conditioning  
Enhanced modified slab on grade  
Tubing for water lines

\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
Electric dryer connection in utility room  
Category 5 structured wiring  
Protective ground fault interrupter circuits  
Exterior 2 x 4 Stud-grade lumber walls (8' plate sloping to 9' ceilings in main areas)  
130 MPH rated shingles

## Safety

Anchor bolts that secure perimeter walls to foundation  
Oriented Strand Board (OSB) exterior walls  
Carbon Monoxide Sensor  
Deadbolt and entry knob at front door

Tornado Straps that secure perimeter walls to rafters/roof  
Installed smoke detectors  
Sheetrock screwed to studs/walls (except Barrel Ceilings)

## Exterior Finishes

Concrete patio (vary per plan)  
Brick mailbox (may vary due to location of property)  
Two Freeze-Proof Exterior Water Spigots  
Partial Sod 3' along the back of the home  
Two paint colors  
Doorbell

Minimum of 2 exterior waterproof electrical outlets  
Semi-gloss exterior paint  
Guttering over entry and AC Pad (vary per plan)  
Shutters (vary per plan)  
4' Brick wainscot around perimeter of home - home face will vary by elevation

## Warranties

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

Manufacturer's limited heating & cooling units warranty  
Termite company's warranty  
Manufacturer's limited 30-year shingle warranty

## Kitchen

Kitchen cabinets  
Water line for refrigerator icemaker  
  
Under mount kitchen sink (stainless steel)  
Ceramic tile level 1 standard flooring  
4" quartz backsplash

1.6cm quartz countertops  
Disk light in place of dining chandelier

1/3 horsepower sink garbage disposal  
\*Samsung stainless steel dishwasher, over the range microwave and free-standing gas range  
Price Pfister kitchen faucet  
Stainless steel drop-in sink  
Kitchen island with tilt out tray at undermount sink location and drywall at kitchen island overhang  
6" pony wall at all islands/peninsulas

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

\* Features subject to availability.

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.

