



NEW HOME CONSULTANT
Holly McGowen
 405-229-7504 Cell Phone
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Community: Sleepy Hollow
Model: 905 Dusky Lane, Chickasha, OK 73018

UNDER CONSTRUCTION



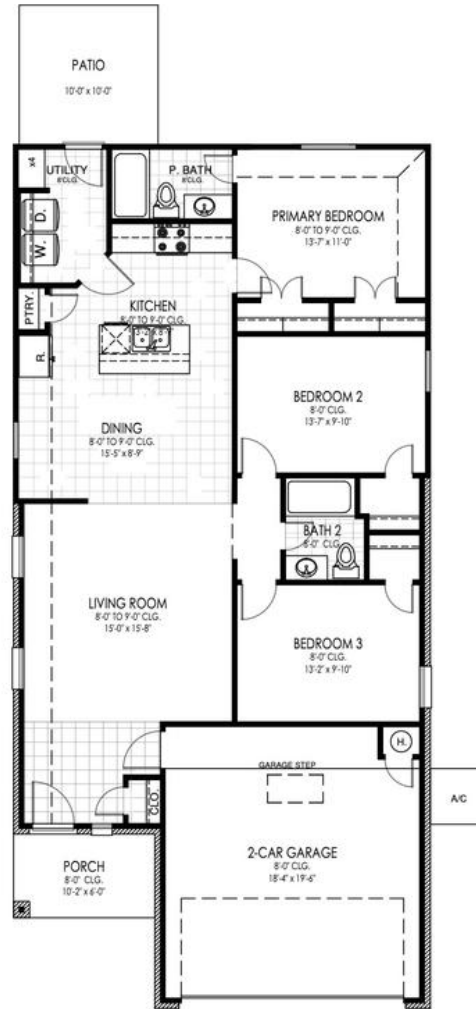
912 Hudson Road
Chickasha, OK 73018

HOME PRICED AT
\$246,245

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

From the Scissortail Collection

Floor Plan: Alabaster
Square Feet: 1,347 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0



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: 912 Hudson Road **Price:** \$246,245

Collection: The Scissortail Collection **Floor Plan:** Alabaster

Square Feet: 1,347 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0

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.

