



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

**Community:** Sleepy Hollow  
**Model:** 926 Hudson Road, Chickasha, OK 73018



**916 Hudson Road**  
**Chickasha, OK 73018**

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Aug 22, 2025.

## From the Scissortail Collection

**Floor Plan:** Alabaster

**Square Feet:** 1,337 (m.o.l.)

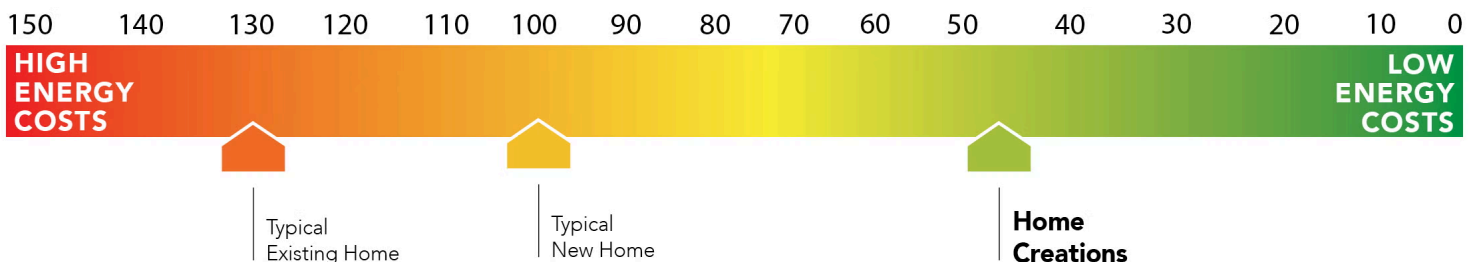
**Bedrooms:** 3

**Bathrooms:** 2.0



**This floor plan with a HERS Index Rating of 48 is:**

- 52% more energy efficient than a typical new home
- 82% more energy efficient than a typical existing home



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:** 916 Hudson Road **Price:** \$204,990

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

**Square Feet:** 1,337 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0

## Interior Finishes

Square corners  
Ceramic Tile in baths and utility  
Window Sill and Apron at all windows  
Ceiling fans in living room (box rated for ceiling fans in all bedrooms)  
Raised 9' ceiling in living areas and primary bedrooms (in single story plan)

Hand textured walls  
3" paint grade baseboard and casing  
Insulated entry door (panel style may vary)  
Luxury Vinyl in all kitchen, dining room, living room, entry and hallways  
Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and bedroom closets

## Safety

Carbon Monoxide detectors  
Oriented Strand Board (OSB) exterior walls  
Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors  
Anchor bolts that secure perimeter walls to foundation  
Kwikset door Hardware, including Smartkey functionality at all exterior doors

## Bathroom

Undermount sinks  
Single Sink in Primary Bath  
One piece shower enclosure in all baths  
Price Pfister® Pfirst series bathroom faucet and shower trim

Ceramic tile floor  
Square undermount sinks in all baths  
1.6 cm granite or quartz in all baths with 4" backsplash  
Vanity cabinet with kneespace in primary bath (varies per plan)

## Energy-efficiency

LED lights throughout  
Continuous eave roof ventilation  
R-8 Perimeter foam insulation at slab  
R-8 Insulated and mastic sealed A/C ducts  
R-15 blown-in insulation in external walls. Excludes garage  
Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss  
  
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Radiant barrier roof decking  
R-44 blown-in insulation in attic  
Up to 96% efficient tankless water heater  
Gas heating 96% high efficiency furnace & duct work  
Polycel caulking around windows, doors and joints (energy efficient caulking package)  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
6 mil poly moisture barrier under slab  
Electric dryer connection in utility room  
Enhanced modified slab on grade foundation  
15.2 SEER electrical central air conditioning  
Sheetrock screwed to studs/walls (except Barrel Ceilings)  
\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Sheetrock screwed to studs/walls  
\*Uponor AquaPEX tubing for water lines  
Heat-taped condensation lines (attic only)  
Protective ground fault interrupter circuits  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)

## Exterior Finishes

Full sod  
Scissortail Landscaping package  
Diverter over entry and AC Pad (varies per plan)  
Brick exterior with partial siding (varies per plan)

Brick Mailbox  
2 Woodford freeze-proof exterior water spigots  
Minimum of 2 exterior waterproof electrical outlets

## Warranties

Termite company's 5-year warranty  
RWC New Home limited 10-year warranty  
Manufacturer's limited lifetime shingle warranty

Builder's limited one-year warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

## Inspections / Engineering

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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Smart Home Features

Wifi-Enabled Samsung Range  
Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode

## Garage

Garage pre-wired for garage door opener  
Finished 2-car garage with wall texture, trim and paint

Pull-down attic access in garage (per plan)

\* Features subject to availability.

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### Kitchen

1.6 cm quartz countertops

Water line for refrigerator icemaker

1/3 horsepower sink garbage disposal w/ air switch

30" soft-close upper kitchen wood cabinets (painted/stained)

Price Pfister kitchen faucet

Tiled backsplash up to the bottom of cabinets

Single bowl stainless steel 8" deep under mount kitchen sink

Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

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