



**Community:** Sleepy Hollow

Model: 926 Hudson Road, Chickasha, OK 73018



928 Dusky Valley Lane Chickasha, OK 73018

# SOLD

Price and availability are subject to change without prior notice. Accurate as of May 16, 2024.

# From the Scissortail Collection

Floor Plan: Cavanal

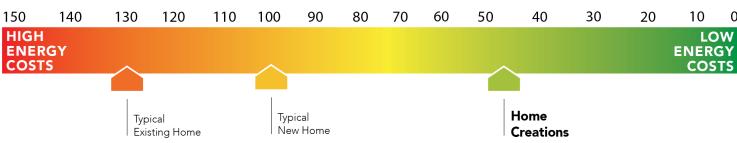
**Square Feet:** 1,815 (m.o.l.)

Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



# 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







# **Included Features**

Address: 928 Dusky Valley Lane Price: \$244,990

**Collection:** The Scissortail Collection **Floor Plan:** Cavanal

Square Feet: 1,815 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

#### Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring

\*Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Enhanced modified slab on grade foundation

Exterior 2 x 4 stud-grade lumber walls (16" on center)

RG6 Quad-shield cable wiring (at least four category 5e structured wiring) \*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes

permitted after 09/01/2023)

Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

#### **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)

#### 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

## **Inspections / Engineering**

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

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

# **Energy-efficiency**

LED lights throughout

Continuous eave roof ventilation R-8 Perimeter foam insulation at slab

Up to 96% efficient tankless water heater

R-15 blown-in insulation in external walls. Excludes garage

Sill seal foam gasket used under exterior framing, against concrete, to reduce air Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC

Coefficient with argon gas of .26 or less)

Radiant barrier roof decking R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts

Gas heating 96% high efficiency furnace & duct work

Energy Star certified home (homes permitted after 01/01/2024)

Polycel caulking around windows, doors and joints (energy efficient caulking package)

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

#### 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)

#### Safety

Carbon Monoxide detectors

Oriented Strand Board (OSB) exterior walls

Sheetrock screwed to studs/walls (except Barrel Ceilings)

Kwikset door Hardware, including Smartkey functionality at all exterior doors

Installed smoke detectors

Anchor bolts that secure perimeter walls to foundation Tornado Straps that secure perimeter walls to rafters/roof

#### 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

## **Exterior Finishes**

Full sod

Scissortail Landscaping package

2 Woodford freeze-proof exterior water spigots Brick exterior with partial siding (varies per plan) **Brick Mailbox** 

Diverter over entry and AC Pad (vary per plan) 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

# Kitchen

1.6 cm quartz countertops

Water line for refrigerator icemaker

1/3 horsepower sink garbage disposal w/ air switch Flat panel 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

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.

