



NEW HOME CONSULTANT Lori Kroh (918) 813-5288 Cell Phone (918) 832-0999 Model Home

Community: Ashbury Park

Model: 13107 E. 135th Place N., Collinsville, OK

74021



13564 N 130th E Avenue Collinsville, OK 74021

SOLD

Price and availability are subject to change without prior notice. Accurate as of Nov 21, 2025.

From the Sonoma Collection

Floor Plan: Ford

Square Feet: 1,622 (m.o.l.)

Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car





Included Features

Address: 13564 N 130th E Avenue Price: \$189.215 Collection: Sonoma Collection Floor Plan: Ford

Square Feet: 1,622 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

Interior Finishes

Paint grade baseboards Garage pre-wired for garage door opener Ceiling fans in living room and master bedroom

Wall-to-wall plush cut berber carpet with 1/2" 6lb pad Raised 10' ceiling in living areas (in single story plan)

Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room

Orange peel texture walls

Insulated entry door (panel style may vary) Box rated for ceiling fan in all other bedrooms Pull-down attic access in garage (in single story plan)

Custom light fixture package (includes wiring & installation)

Safety

Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters Sheetrock screwed to studs/walls (except Barrel Ceilings) Installed smoke & carbon monoxide detectors Anchor bolts that secure perimeter walls to foundation

Bathroom

Elongated toilets in bathrooms Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze 2cm Granite vanity tops with ceramic undermount bowls

Energy-efficiency

Eave roof ventilation Radiant Barrier Roof Decking R-8 Perimeter foam insulation at slab R-19 Batt insulation in sloped ceiling Polycel caulking around windows, doors and joints R-44 Blown-in insulation in attic and RR-15 in exterior walls

Up to 96% efficient gas tankless water heater (homes permitted after 4/15/19)

Premeter slab insulation House wrap with moisture barrier Insulated and mastic sealed A/C ducts Gas heating 96% high efficiency furnace

Low-e Thermalpane tilt-in vinyl windows with screen

HERS Index Energy Efficiency Rating (varies per plan & home permit date)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Protective ground fault interrupter circuits

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)

Category 5 structured wiring Exterior 2 x 4 stud-grade lumber walls 16 SEER electrical central air conditioning

50-gallon tankless hot water heater (homes permitted after 4/15/19)

Exterior Finishes

Landscaping package

Concrete patio (varies per plan)

Three exterior waterproof electrical outlets

Brick mailbox with cast stone address block (may vary due to location of property)

Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers

Semi-gloss exterior paint

Two exterior frost proof water spigots

Guttering over AC pad and entry (varies per plan)

Brick exterior with brick ledge and siding on back with stone trim on front (varies per

Warranties

Termite company's warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty Builder's limited one-year warranty Brick company's limited 100-year warranty Manufacturer's limited lifetime shingle warranty

Inspections / Engineering

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





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Kitchen

Gas stub in kitchen
Water line for refrigerator icemaker
2 cm granite countertops with subway tile
Stainless steel gas freestanding range, over the range microwave and dishwasher
(homes permitted after 4/15/19)

1-hole kitchen faucet Treviso kitchen faucet in Stainless Steel USB outlet in kitchen (house permitted after 5/1/2017)



