

NEW HOME CONSULTANT Kurt McGraw (405) 514-8641 Cell Phone (405) 364-9999 Model Home **Community:** Castleberry Villas **Model:** 2524 NW 193rd Terrace, Edmond, OK 73012



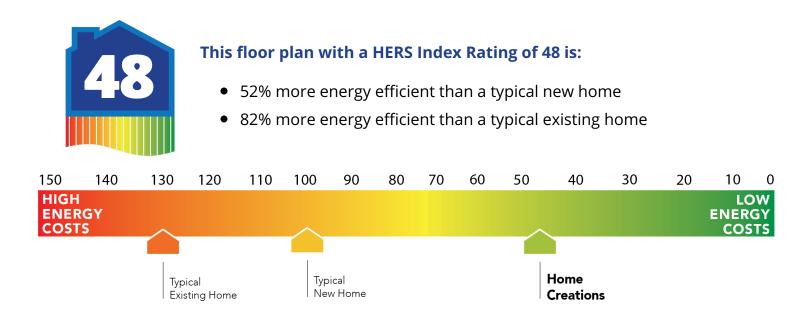
19601 Bolton Road Edmond, OK 73012



Price and availability are subject to change without prior notice. Accurate as of Apr 25, 2024.

From the Village Collection

Floor Plan: Poppy Square Feet: 1,347 (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: 19601 Bolton Road Price: \$None

Collection: The Village Collection **Floor Plan:** Poppy

Square Feet: 1,347 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

uvoria initiala Duvoria initiala	Seller's or its Representative's Initials
itchen Price Pfister® kitchen faucet cm granite or quartz kitchen countertops 3 horsepower sink garbage disposal w/ air switch at panel 30" soft-close upper kitchen wood cabinets (painted/stained)	Water line for refrigerator icemaker 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
anufacturer's limited 30-year shingle warranty	Manufacturer's limited heating & cooling units warranty
rmite company's 5-year warranty NC New Home limited 10-year warranty	Builder's limited one-year warranty Manufacturer's limited appliance warranty
/arranties	
ick mailbox ill sod in front, back and side yards uttering over entry and AC pad (vary per plan) ick exterior with partial siding (varies per plan)	Village landscaping package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets
xterior Finishes	
ifi-Enabled Samsung Range Electrical outlet w/dual USB ports in primary bedroom :obee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode	2 Electrical outlet w/dual USB ports in kitchen Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)
mart Home Features	
arbon Monoxide detectors riented Strand Board (OSB) exterior walls ornado 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
afety	
ıll-down attic access in garage (per plan) ifi enabled garage door opener with 2 remotes (2-car garages only)	Finished 2-car garage with wall texture, trim and paint
arage	
iD lights throughout ontinuous eave roof ventilation 8 Perimeter foam insulation at slab 8 Insulated and mastic sealed A/C ducts 15 blown-in insulation in external walls. Excludes garage Il seal foam gasket used under exterior framing, against concrete, to reduce air tw-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC pefficient with argon gas of .26 or less)	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 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)
nergy-efficiency	
Inspections / Engineering ame Engineered by 3rd Party State-Certified Engineer ERS Index energy efficiency rating performed twice by 3rd party licensed inspector very home is tested; score varies per plan & home permit date)	All foundation designs reviewed and stamped by 3rd party state-certified engineer.
all other bedrooms)	
µare corners paint grade baseboard and casing sulated entry door (panel style may vary) ossible finishes include Satin Nickel, Chrome, or Oil Rubber Bronze andard wood-look tile selections in living room, dining, kitchen, entry and hall eiling fans in living room and primary bedroom (Box rated and wired for ceiling fans	Hand textured walls Ceramic tile floor in bathrooms and utility Enhanced lighting package including chandelier and coach lights Raised 10' ceiling in living areas and Primary bedrooms (in single story plan) Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and bedroom closets
iterior Finishes	
athroom ndermount sinks ne piece tub/shower enclosure in all secondary baths ne piece 3x5 insert w/ tile surround enclosure in primary bath	Ceramic tile floor 1.6 cm granite or quartz countertops with 4″ backsplash *Price Pfister® bathroom faucet (choice of satin nickel or black)
pper electrical wiring nil poly moisture barrier under slab ctric dryer connection in utility room nanced modified slab on grade foundation erior 2 x 4 stud-grade lumber walls (16" on center) 6 Quad-shield cable wiring (at least four category 5e structured wiring) clas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes rmitted after 09/01/2023)	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines 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)

* 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.

