



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



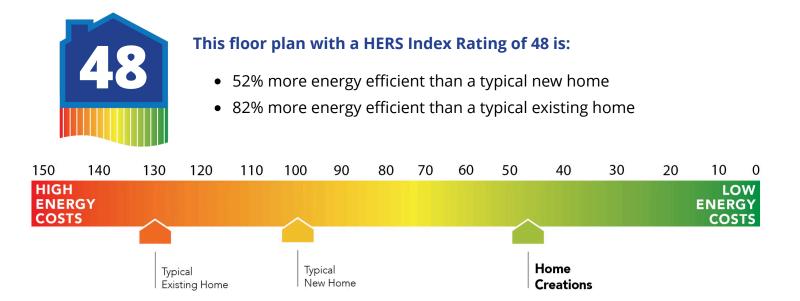
19713 Forsythe Drive Edmond, OK 73012



Price and availability are subject to change without prior notice. Accurate as of Aug 23, 2025.

## 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: 19713 Forsythe Drive Price: \$None

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

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

Interior Finishes	
Square corners 3" paint grade baseboard and casing Insulated entry door (panel style may vary) 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	Hand textured walls Ceramic tile floor in bathrooms and utility Deako Rocker Switches (Homes permitted after 11/1/24) Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Safety	
Installed smoke detectors Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roof 	Carbon Monoxide detectors Anchor bolts that secure perimeter walls to foundation
Bathroom	
Undermount sinks 1.6 engineered marble countertops with 4" backsplash *Schluter-KERDI Shower System behind all primary shower walls *Price Pfister® bathroom faucet (choice of satin nickel or black)	Ceramic tile floor Fiberglass shower / tub combo in all secondary baths One piece 3x5 insert w/ tile surround enclosure in primary bath
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 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 R-8 Insulated and mastic sealed A/C ducts 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 Heat-taped condensation lines (attic only) 15.2 SEER electrical central air conditioning *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)	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Enhanced modified slab on grade foundation Protective ground fault interrupter circuits Exterior 2 x 4 stud-grade lumber walls (16" on center) *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty
Exterior Finishes	
Full sod 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets Brick mailbox *may not be available in every community	Village landscaping package Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)
Warranties	
Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's lifetime limited 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 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)	Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Kwikset door hardware, including Smartkey functionality at all exterior doors Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)
Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)	
<b>Garage</b> Pull-down attic access in garage (per plan) Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)	Finished 2-car garage with wall texture, trim and paint

\* 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.





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## Kitchen

\*Price Pfister® kitchen faucet 2 cm granite or quartz kitchen countertops 1/3 horsepower sink garbage disposal w/ air switch Single bowl stainless steel 8" deep under mount kitchen sink Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets 30" soft-close upper kitchen wood cabinets (painted/stained) Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

