

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



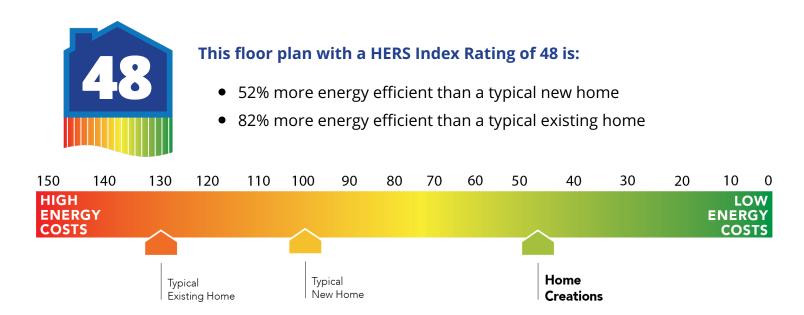
19817 Taggert Drive Edmond, OK 73012



Price and availability are subject to change without prior notice. Accurate as of Apr 20, 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: 19817 Taggert Drive Price: \$236,939

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

Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)	enabled free-standing gas range
Kitchen *Price Pfister® kitchen faucet 2 cm granite or quartz kitchen countertops 1/3 horsepower sink garbage disposal w/ air switch	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
Manufacturer's limited 30-year shingle warranty	Manufacturer's limited heating & cooling units warranty
ermite company's 5-year warranty WC New Home limited 10-year warranty	Builder's limited one-year warranty Manufacturer's limited appliance warranty
Varranties	
rick mailbox Ill sod in front, back and side yards uttering over entry and AC pad (vary per plan) rick exterior with partial siding (varies per plan)	Village landscaping package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets
Exterior Finishes	
ifif-Enabled Samsung Range Electrical outlet w/dual USB ports in primary bedroom cobee® 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	
ull-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	
ED 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 II seal foam gasket used under exterior framing, against concrete, to reduce air ow-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	
ame Engineered by 3rd Party State-Certified Engineer RS 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.
nspections / Engineering	
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 all other bedrooms)	Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and bedroom closets
quare corners ' paint grade baseboard and casing isulated entry door (panel style may vary) ossible finishes include Satin Nickel, Chrome, or Oil Rubber Bronze	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)
nterior Finishes	
Bathroom 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)
ctric dryer connection in utility room hanced modified slab on grade foundation terior 2 x 4 stud-grade lumber walls (16" on center) 6 Quad-shield cable wiring (at least four category 5e structured wiring) tlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes rmitted after 09/01/2023)	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)
opper electrical wiring mil poly moisture barrier under slab	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines

* 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.

