



**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



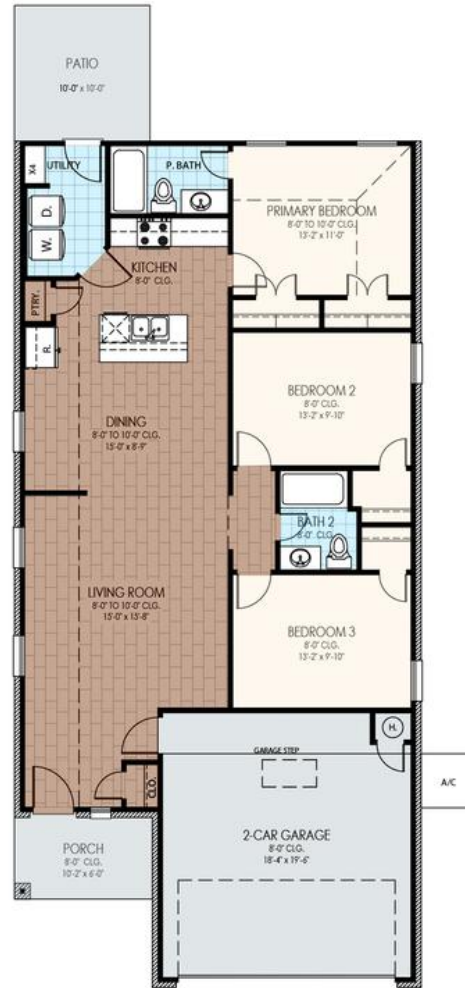
**2541 NW 199th Street**  
**Edmond, OK 73012**

**HOME PRICED AT**  
**\$274,990**

Price and availability are subject to change without prior notice. Accurate as of Feb 07, 2023.

**From the Village Collection**

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



**This floor plan with a HERS Index Rating of 44 is:**

- 56% more energy efficient than a typical new home
- 86% more energy efficient than a typical existing home



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:** 2541 NW 199th Street **Price:** \$274,990

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

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

## Bathroom

\*Price Pfister® bathroom faucet

Ceramic tile floor

1.6 cm Quartz bathroom countertops with undermount sink

Fiberglass shower / tub combo in hall bath

Fiberglass shower / tub combo in primary bath

## Interior Finishes

Interior doors (panel style may vary)

Insulated entry door (panel style may vary)

Enhanced light package with light fixture and door hardware

Hand textured walls

Finished 2-car garage with wind resistant steel insulated garage door

Wood look tile in living / kitchen / dining (selected homes only)

2 1/4" paint grade baseboard

Pull-down attic access in garage (in single story plan)

Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)

Raised 10' ceiling in living areas and master bedrooms (in single story plan)

Ceramic tile floor in bathrooms and utility

Ecobee3 Lite Thermostat (homes permitted after 12/01/2021)

## Inspections / Engineering

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

Energy inspection performed twice on all homes to verify installation quality of all energy features

## Energy-efficiency

97% efficient tankless water heater

Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC

Coefficient with argon gas of .26 or less)

HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)

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

R-8 Perimeter foam insulation under slab

Radiant barrier roof decking

R-8 Insulated and mastic sealed A/C ducts

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

R-19 batt insulation in sloped ceiling

Eave roof ventilation

Gas heating 96% high efficiency furnace and duct work

R-44 blown-in insulation in attic

## Construction / Plumbing / Electric / Mechanical

6 mil moisture poly under slab

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

Electric dryer connection in utility room

Category 5 structured wiring

Protective ground fault interrupter circuits

\*Uponor AquaPEX tubing for water lines

Copper electrical wiring

Garage pre-wired for garage door opener

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

Heat-taped condensation lines (attic only)

16 SEER electrical central air conditioning

RG6 quad shield cable wiring (at least 4 cable outlets)

Enhanced modified slab on grade

App Enabled Garage Door Opener (homes permitted after 12/01/2021)

## Safety

Anchor bolts that secure perimeter walls to foundation

Oriented Strand Board (OSB) exterior walls

Carbon Monoxide Sensor

Sheetrock screwed to studs/walls (exception Barrel Ceilings)

Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors

\*Kwikset Smart Key locks and hardware

\*Plasma Air 600 series (homes framed after 02/01/2021)

## Exterior Finishes

Concrete patio (vary per plan)

Minimum of 2 exterior waterproof electrical outlets

Semi-gloss exterior paint

Brick exterior with Smart Trim siding on back

Two Freeze-Proof Exterior Water Spigots

Full Sod (homes sold after 2/5/2021)

Brick mailbox (may vary due to location of property)

Guttering over entry and AC pad (vary per plan)

Shutters and/or dormers (vary per plan)

## Warranties

Manufacturer's limited appliance warranty

RWC New Home limited 10-year warranty

Builder's limited one-year warranty

Manufacturer's limited heating & cooling units warranty

Termite company's warranty

Manufacturer's limited 30-year shingle warranty

## Kitchen

Ceramic tile floor

1/3 horsepower sink garbage disposal

2 cm granite or quartz kitchen countertops with travertine backsplash

Flat panel soft-close upper kitchen wood cabinets (homes permitted after 08/01/2021)

Painted cabinets (selected homes only)

\*Price Pfister® kitchen faucet

Water line for refrigerator icemaker

\*Samsung stainless steel dishwasher, over the range microwave and free-standing gas range

Paint grade standard cabinets

Wi-fi Oven in Range (homes permitted after 12/01/2021)

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

\* 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.

