



Community: Castleberry Villas **Model:** 2524 NW 193rd Terrace, Edmond, OK 73012



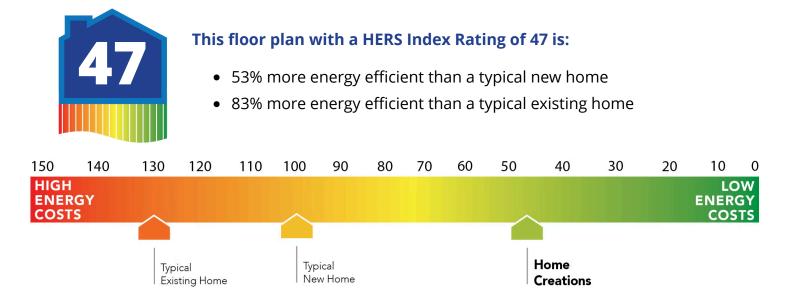
2601 NW 199th Street Edmond, OK 73012



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

From the Village Collection

Floor Plan: Snapdragon Square Feet: 1,257 (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: 2601 NW 199th Street Price: \$258,900

Collection: The Village Collection **Floor Plan:** Snapdragon **Square Feet:** 1,257 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Interior Finishes Square corners Hand textured walls 3" paint grade baseboard and casing Ceramic tile floor in bathrooms and utility Deako Rocker Switches (Homes permitted after 11/1/24) 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) Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans bedroom closets in all other bedrooms) Safety Installed smoke detectors Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Anchor bolts that secure perimeter walls to foundation Tornado Straps that secure perimeter walls to rafters/roof Bathroom Undermount sinks Ceramic tile floor 1.6 engineered marble countertops with 4" backsplash Fiberglass shower / tub combo in all secondary baths *Schluter-KERDI Shower System behind all primary shower walls One piece 3x5 insert w/ tile surround enclosure in primary bath *Price Pfister® bathroom faucet (choice of satin nickel or black) **Energy-efficiency** LED lights throughout Radiant barrier roof decking Continuous eave roof ventilation R-44 blown-in insulation in attic R-8 Perimeter foam insulation at slab R-8 Insulated and mastic sealed A/C ducts Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work Polycel caulking around windows, doors and joints (energy efficient caulking package) R-15 blown-in insulation in external walls. Excludes garage Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less) HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) Construction / Plumbing / Electrical / Mechanical Copper electrical wiring Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab *Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Enhanced modified slab on grade foundation Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits 15.2 SEER electrical central air conditioning Exterior 2 x 4 stud-grade lumber walls (16" on center) *Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024) **Exterior Finishes** Full sod Village landscaping package 2 Woodford freeze-proof exterior water spigots Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan) Brick mailbox *may not be available in every community Warranties Termite company's 5-year warranty Builder's limited one-year warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's lifetime limited shingle warranty Manufacturer's limited heating & cooling units warranty **Inspections / Engineering** All foundation & frame designs reviewed and stamped by 3rd party state-certified HERS Index energy efficiency rating inspection performed twice by 3rd party licensed engineer. inspector (every home is tested; score varies per plan & home permit date) **Smart Home Features** Wifi-Enabled Samsung Range Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) Kwikset door hardware, including Smartkey functionality at all exterior doors 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024) 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) Garage

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

