



NEW HOME CONSULTANT
Kurt McGraw
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Community: Castleberry Villas
Model: 2524 NW 193rd Terrace, Edmond, OK 73012



2601 NW 199th Street
Edmond, OK 73012

SOLD

Price and availability are subject to change without prior notice. Accurate as of Oct 03, 2023.

From the Village Collection

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



This floor plan with a HERS Index Rating of 45 is:

- 55% more energy efficient than a typical new home
- 85% 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: 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

Construction / Plumbing / Electrical / Mechanical

6 mil poly moisture barrier under slab
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Heat-taped condensation lines (attic only)
Protective ground fault interrupter circuits
Enhanced modified slab on grade foundation
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
*Uponor AquaPEX tubing for water lines
Copper electrical wiring
Sheetrock screwed to studs/walls

Bathroom

*Price Pfister® bathroom faucet (choice of satin nickel or black)
Ceramic tile floor
1.6 cm granite or quartz countertops with 4" backsplash
One piece tub/shower enclosure in all secondary baths

Fiberglass shower / tub combo in hall bath
One piece 3x5 insert w/ tile surround enclosure in primary bath
Undermount sinks

Interior Finishes

3" paint grade baseboard and casing
Enhanced lighting package including chandelier and coach lights

Insulated entry door (panel style may vary)
Ceiling fans in living room and Primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Ceramic tile floor in bathrooms and utility
Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and bedroom closets
Raised 10' ceiling in living areas and Primary bedrooms (in single story plan)

Hand textured walls
Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Square Corners (Permits 6/1/2022)
Possible finishes include Satin Nickel, Chrome, or Oil Rubber Bronze

Inspections / Engineering

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

All foundation designs reviewed and stamped by 3rd party state-certified engineer.
Frame Engineered by 3rd Party State-Certified Engineer

Energy-efficiency

97% efficient tankless water heater
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)
R-30 batt insulation in sloped ceiling
R-15 blown-in insulation in external walls. Excludes garage
R-8 Perimeter foam insulation at slab
Sill Seal Foam Gasket used under exterior framing, against concrete, to reduce air
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-8 Insulated and mastic sealed A/C ducts
Polycel caulking around windows, doors and joints (energy efficient caulking package)
Continuous Eave roof ventilation
Gas heating 96% high efficiency furnace & duct work
R-44 blown-in insulation in attic
LED lights throughout

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.

Safety

Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Detectors

Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
Kwikset door Hardware, including Smartkey functionality at all exterior doors

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Wifi-Enabled Samsung Range
Video Doorbell with Chime at Front Entry
Occupancy Switch at Pantry Door
1 Electrical outlet w/dual USB ports in Primary bedroom

1 Electrical outlet w/dual USB ports in kitchen
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)
Keyless Smart Entry Door Lock
Occupancy Sensor at Utility Room
Wifi (3) Switches installed at Garage Coach, Porch, Entry Hall *(Being removed as of 10/1/23 finalized homes)

Exterior Finishes

Minimum of 2 exterior waterproof electrical outlets
Guttering over entry and AC pad (varies per plan)
Two Woodford Freeze-Proof Exterior Water Spigots
Village Landscaping Package

Brick mailbox
Brick exterior with partial siding (varies per plan)
Full sod in front, back and side yards

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 5-year warranty
Manufacturer's limited 30-year shingle warranty

Kitchen

*Price Pfister® kitchen faucet
Water line for refrigerator icemaker
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range
Single bowl stainless steel 8" deep under mount kitchen sink

1/3 horsepower sink garbage disposal w/ air switch
2 cm granite or quartz kitchen countertops
Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)
Paint grade standard cabinets
Tiled backsplash up to the bottom of cabinets

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.

