



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



**19509 Birchfield Drive
Edmond, OK 73012**

**HOME PRICED AT
\$461,237**

Price and availability are subject to change
without prior notice. Accurate as of Jan 30, 2026.

Floor Plan: Berkeley Elite 3-car

Square Feet: 2,535 (m.o.l.)

Bedrooms: 4

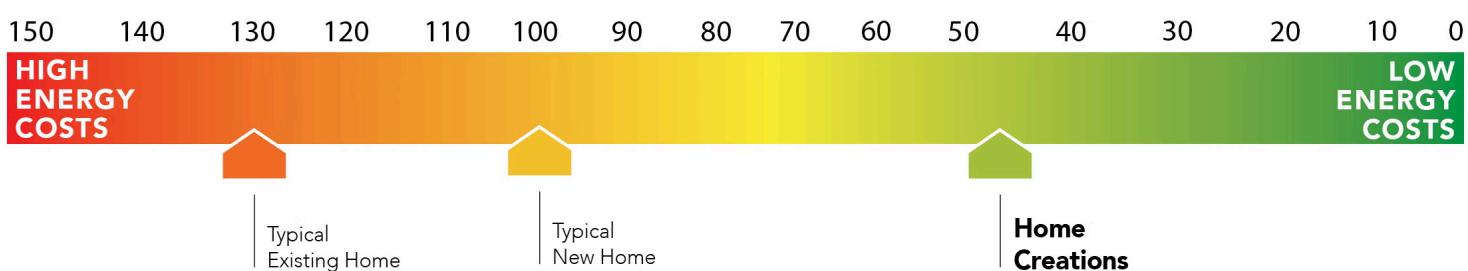
Bathrooms: 3.5

Garage: 3 Car



This floor plan with a HERS Index Rating of 49 is:

- 51% more energy efficient than a typical new home
- 81% 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: 19509 Birchfield Drive **Price:** \$461,237

Collection: Elite Collection **Floor Plan:** Berkley Elite 3-car

Square Feet: 2,535 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.5 **Garage:** 3 Car

Safety

Carbon Monoxide detectors - safety
Oriented Strand Board (OSB) exterior walls - safety
Tornado Straps that secure perimeter walls to rafters/roof - safety

Installed smoke detectors - safety
Anchor bolts that secure perimeter walls to foundation - safety

Bathroom

Undermount sinks - bathroom
Framed mirrors in all baths - bathroom
Light over Primary bathroom showers - bathroom
*Schluter-KERDI Shower System behind all shower walls - bathroom
2 cm granite or quartz bathroom countertops with 4" backsplash - bathroom

Ceramic tile floor - bathroom
Price Pfister® bathroom faucet - bathroom
Steel tub with tiled walls in secondary bathroom(s) - bathroom
Tiled shower and tile-surrounded garden tub in Primary bath - bathroom

Energy-efficiency

LED lights throughout - energy-efficiency
Continuous eave roof ventilation - energy-efficiency
R-8 Perimeter foam insulation at slab - energy-efficiency
Up to 96% efficient tankless water heater - energy-efficiency
R-15 blown-in insulation in external walls. Excludes garage - energy-efficiency

Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss - energy-efficiency
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) - energy-efficiency

Radiant barrier roof decking - energy-efficiency
R-44 blown-in insulation in attic - energy-efficiency
R-8 Insulated and mastic sealed A/C ducts - energy-efficiency
Gas heating 96% high efficiency furnace & duct work - energy-efficiency
Polycel caulking around windows, doors and joints (energy efficient caulking package) - energy-efficiency
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less) - energy-efficiency

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring - construction-plumbing-electrical-mechanical
6 mil poly moisture barrier under slab - construction-plumbing-electrical-mechanical
Electric dryer connection in utility room - construction-plumbing-electrical-mechanical

Enhanced modified slab on grade foundation - construction-plumbing-electrical-mechanical
15.2 SEER electrical central air conditioning - construction-plumbing-electrical-mechanical
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty - construction-plumbing-electrical-mechanical
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024) - construction-plumbing-electrical-mechanical

Sheetrock screwed to studs/walls - construction-plumbing-electrical-mechanical
*Uponor AquaPEX tubing for water lines - construction-plumbing-electrical-mechanical
Heat-taped condensation lines (attic only) - construction-plumbing-electrical-mechanical
Protective ground fault interrupter circuits - construction-plumbing-electrical-mechanical
Exterior 2 x 4 stud-grade lumber walls (16" on center) - construction-plumbing-electrical-mechanical
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty - construction-plumbing-electrical-mechanical

Exterior Finishes

Full sod - exterior-finishes
8/12 roof pitches - exterior-finishes
Gas line to patio (Permits 7/1/25) - exterior-finishes
Brick mailbox with cast stone address block - exterior-finishes
Guttering over entry and AC pad (vary per plan) - exterior-finishes
Brick exterior with partial siding (varies per plan) - exterior-finishes

Covered patio - exterior-finishes
Enhanced exterior accents - exterior-finishes
Elite landscape package with stone border - exterior-finishes
2 Woodford freeze-proof exterior water spigots - exterior-finishes
Minimum of 3 exterior waterproof electrical outlets - exterior-finishes

Warranties

Termite company's 5-year warranty - warranties
RWC New Home limited 10-year warranty - warranties
Manufacturer's lifetime limited shingle warranty - warranties

Builder's limited one-year warranty - warranties
Manufacturer's limited appliance warranty - warranties
Manufacturer's limited heating & cooling units warranty - warranties

Inspections / Engineering

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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) - inspections-engineering

Garage

Pull-down attic access in garage (per plan) - garage
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) - garage

Finished 2-car garage with wall texture, trim and paint - garage

* 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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Interior Finishes

Square corners

3" paint grade casing

55" Electric Fireplace (Permits 7/1/25)

Ventless gas log fireplace (varies per plan)

Deako Rocker Switches (Homes permitted after 11/1/24)

Insulated entry door with glass insert (panel style may vary)

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)

Hand textured walls

5" paint grade baseboard

Ceramic tile floor in baths and utility

Rocker switches (homes permitted after 5/1/23)

10' seasonal storage in primary closet (select plans)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Kitchen

*Price Pfister® kitchen faucet

Water line for refrigerator icemaker

3cm granite or quartz kitchen countertops

LED Under Cabinet Lighting (on selected plans)

1/3 horsepower sink garbage disposal w/ air switch

Soft-close 36" upper kitchen wood cabinets (painted/stained)

Decorative vented hood to outside

Kitchen hardware for cabinets and drawers

Tiled backsplash up to the bottom of cabinets

Pendant lights over bar or island (select plans)

Extended cabinet and countertop depth 2" at cooktop

Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black, White, or Gray)

*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

Smart Home Features

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)

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)

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

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