



NEW HOME CONSULTANT Kurt McGraw (405) 514-8641 Cell Phone (405) 364-9999 Model Home

**Community:** Castleberry

Model: 2524 NW 193rd Terrace, Edmond, OK

73012



## 19524 Birchfield Drive Edmond, OK 73012

# SOLD

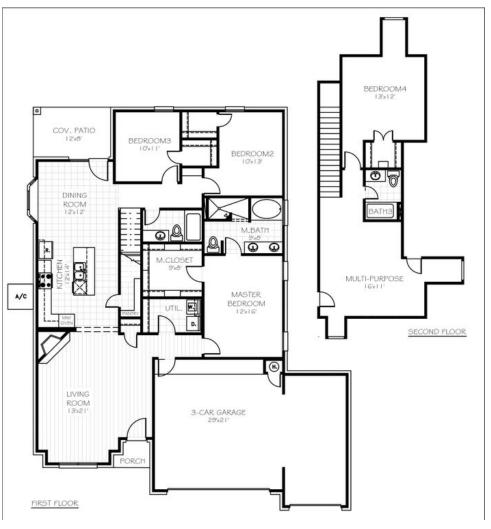
Price and availability are subject to change without prior notice. Accurate as of May 04, 2024.

#### From the Elite Collection

Floor Plan: Cameron Plus Elite

Square Feet: 2,440 (m.o.l.)

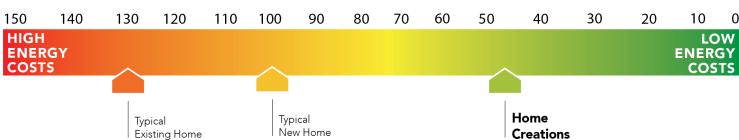
Bedrooms: 4 Bathrooms: 3.0 Garage: 3 Car





## This floor plan with a HERS Index Rating of 46 is:

- 54% more energy efficient than a typical new home
- 84% more energy efficient than a typical existing home







## **Included Features**

Address: 19524 Birchfield Drive Price: \$None

**Collection:** The Elite Collection **Floor Plan:** Cameron Plus Elite

Square Feet: 2,440 (m.o.l.) Bedrooms: 4 Bathrooms: 3.0 Garage: 3 Car

**Construction / Plumbing / Electrical / Mechanical** 

Copper electrical wiring Sheetrock screwed to studs/walls \*Uponor AquaPEX tubing for water lines Enhanced modified slab on grade foundation 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) 30-year 130 MPH rated shingles 6 mil poly moisture barrier under slab Electric dryer connection in utility room Heat-taped condensation lines (attic only) Exterior 2 x 4 stud-grade lumber walls (16" on center)

RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes

permitted after 09/01/2023)

**Bathroom** 

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

Ceramic tile floor Price Pfister® bathroom faucet

Steel tub with tiled walls in secondary bathroom(s)

Tiled shower and tile-surrounded garden tub in Primary bath

**Inspections / Engineering** 

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

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** 

LED lights throughout Continuous eave roof ventilation R-8 Perimeter foam insulation at slab R-8 Insulated and mastic sealed A/C ducts

R-15 blown-in insulation in external walls. Excludes garage Sill seal foam gasket used under exterior framing, against concrete, to reduce air 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-44 blown-in insulation in attic Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work

Radiant barrier roof decking

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)

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

Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls

Tornado 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

Smart Home Features

Video doorbell with Chime at front entry Occupancy sensor at utility room and pantry door Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)

Kwikset door Hardware, including Smartkey functionality at all exterior doors

2 Electrical outlet w/dual USB ports in kitchen

2 Electrical outlet w/dual USB ports in primary bedroom

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Electric vehicle charging plug ( 220V 50Amp service; homes permitted after

01/01/2024)

**Exterior Finishes** 

Full sod 8/12 roof pitches Elite landscape package with stone border 2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets

6ft. stockade fence connected to the rear corners of the home with one standard gate

Covered patio

Enhanced exterior accents

Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)

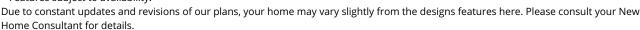
Warranties

Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's limited 30-year shingle warranty Builder's limited one-year warranty Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

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









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Collection: The Elite Collection Floor Plan: Cameron Plus Elite

Square Feet: 2,440 (m.o.l.) Bedrooms: 4 Bathrooms: 3.0 Garage: 3 Car

#### **Interior Finishes**

Square corners 3" paint grade casing Ventless gas log fireplace Rocker switches (homes permitted after 5/1/23) Insulated entry door with glass insert (panel style may vary) Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

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

Hand textured walls 5" paint grade baseboard Ceramic tile floor in baths and utility 10' seasonal storage in primary closet (select plans) Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Enhanced light package including chandelier, island pendants, coach lights and vanity

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

#### 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
Extended cabinet and countertop depth 2" at cooktop
\*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop 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) Single basin undermount farm sink (stainless steel) Flat panel soft-close 36" upper kitchen wood cabinets (painted/stained)

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