



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



19525 Birchfield Drive Edmond, OK 73012

SOLD

Price and availability are subject to change without prior notice. Accurate as of May 06, 2024.

From the Elite Collection

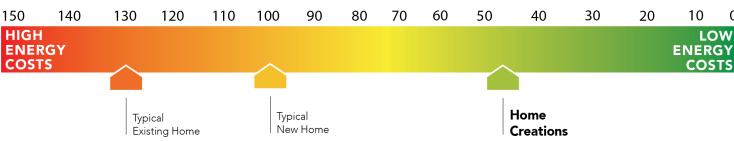
Floor Plan: Tiffany Elite Square Feet: 1,875 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



This floor plan with a HERS Index Rating of 48 is:

- 52% more energy efficient than a typical new home
- 82% more energy efficient than a typical existing home







Included Features

Address: 19525 Birchfield Drive Price: \$239,995

Collection: The Elite Collection Floor Plan: Tiffany Elite

Square Feet: 1,875 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 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)

Radiant barrier roof decking R-44 blown-in insulation in attic Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work

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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Square Feet: 1,875 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 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

lights

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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