



NEW HOME CONSULTANT
Kurt McGraw
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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 Oct 06, 2024.

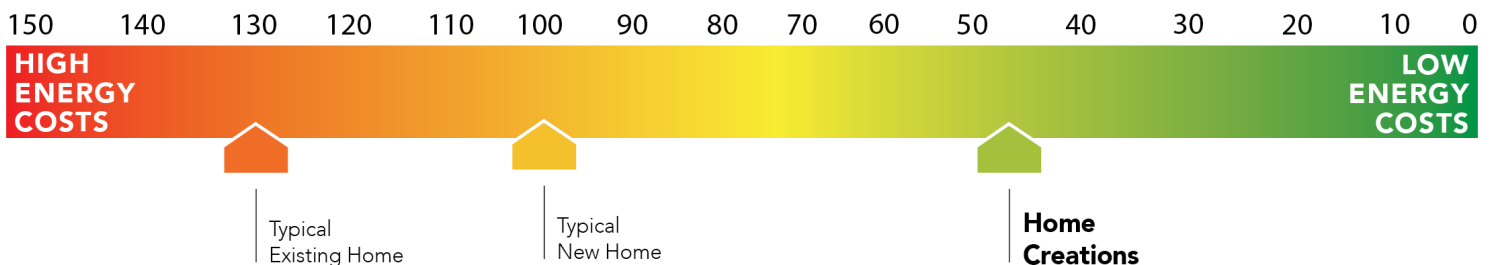
From the Elite Collection

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



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: 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
6 mil poly moisture barrier under slab
Electric dryer connection in utility room
Heat-taped condensation lines (attic only)
15.2 SEER electrical central air conditioning
*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

Sheetrock screwed to studs/walls
*Uponor AquaPEX tubing for water lines
Enhanced modified slab on grade foundation
Protective ground fault interrupter circuits
Exterior 2 x 4 stud-grade lumber walls (16" on center)
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

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 & frame 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
Up to 96% efficient tankless water heater
R-15 blown-in insulation in external walls. Excludes garage
Polycel caulking around windows, doors and joints (energy efficient caulking package)
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
R-8 Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace & duct work
Energy Star certified home (homes permitted after 01/01/2024)
Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss
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

Installed smoke detectors
Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters/roof

Carbon Monoxide detectors
Anchor bolts that secure perimeter walls to foundation

Smart Home Features

Video Doorbell with Free Storage and Playback Data Feature
Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
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)

Occupancy sensor at utility room and pantry door (varies per plan)
2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)
Kwikset door hardware, including Smartkey functionality at all exterior doors
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

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 lifetime limited 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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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.

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
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
Kitchen hardware for cabinets and drawers
LED Under Cabinet Lighting (on selected plans)
1/3 horsepower sink garbage disposal w/ air switch
Single basin undermount farm sink (stainless steel)
*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
3cm granite or quartz kitchen countertops
Tiled backsplash up to the bottom of cabinets
Pendant lights over bar or island (select plans)
Extended cabinet and countertop depth 2" at cooktop
Soft-close 36" upper kitchen wood cabinets (painted/stained)

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