



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



19625 Castleberry Drive Edmond, OK 73012

SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 18, 2024.

From the Elite Collection

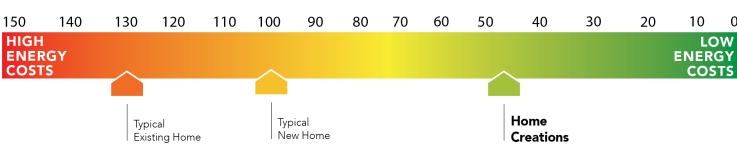
Floor Plan: Cameron Plus Elite **Square Feet:** 2,440 (m.o.l.)

Bedrooms: 4 Bathrooms: 3.0 Garage: 2 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: 19625 Castleberry 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: 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring 6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation 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)

Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) 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)

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

Price Pfister® bathroom faucet Steel tub with tiled walls in secondary bathroom(s)

Ceramic tile floor

Tiled shower and tile-surrounded garden tub in Primary bath

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

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)

Inspections / Engineering

Frame Engineered 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)

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

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

Kitchen

*Drice Dfictor® kitchen faucet

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.

