



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



19717 Bolton Road
Edmond, OK 73012

SOLD

Price and availability are subject to change without prior notice. Accurate as of Dec 02, 2021.

From the Elite Collection

Floor Plan: Chelsea Elite
Square Feet: 2,219 (m.o.l.)
Bedrooms: 4
Bathrooms: 2.5
Garage: 2 Car



This floor plan with a HERS Index Rating of 44 is:

- 64% more energy efficient than a typical new home
- 124% 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: 19717 Bolton Road **Price:** \$339,615

Collection: The Elite Collection **Floor Plan:** Chelsea Elite

Square Feet: 2,219 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.5 **Garage:** 2 Car

Bathroom

*Price Pfister® bathroom faucet
2 cm Quartz bathroom countertops with undermount sink
Tiled shower and tile-surrounded garden tub in master bath
*Schluter-KERDI Shower System

Ceramic tile floor
Steel tub with tiled walls in hall bathroom
Framed mirror
Light in master bathroom showers

Interior Finishes

3 1/4" paint grade baseboard
10' seasonal storage in primary closet (select plans)
Insulated entry door with glass insert (panel style may vary)
4 1/4" paint grade crown molding (in selected areas per plan)
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel) - includes wire and installation
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Finished 2-car garage with wind resistant steel insulated garage door
Double or Single French Back Door with Built-in Blinds
Ventless gas log fireplace

Interior doors (panel style may vary)
Garage door opener with 2 remotes (2-car garages only)
Box rated and wired for ceiling fans in all other bedrooms
Pull-down attic access in garage (in single story plan)
Ceiling fans in living room and primary bedroom
Hand textured walls
Bullnose corners (vary per plan)
LED lights throughout
2 Electrical outlets w/dual USB port (kitchen & master bedroom)
Wood/Wood Tile Entry, Living & Hallway (varies per plan) (homes permitted after May 1, 2019)

Ecobee3 Lite Thermostat

Inspections / Engineering

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

Energy inspection performed twice on all homes to verify installation quality of all energy features

Energy-efficiency

97% efficient tankless water heater
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
R-15 blown-in insulation in external walls. Excludes garage
R-8 Perimeter foam insulation under slab

Radiant Barrier Roof Decking
R-8 Insulated and mastic sealed A/C ducts
Polycel caulking around windows, doors and joints (energy efficient caulking package)
R-19 batt insulation in sloped ceiling
Eave roof ventilation
Gas heating 96% high efficiency furnace and duct work
R-44 blown-in insulation in attic

Construction / Plumbing / Electric / Mechanical

Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)
Atlas HP42 130-MPH rated shingles
Electric dryer connection in utility room
Category 5 structured wiring
Protective ground fault interrupter circuits
*Uponor AquaPEX tubing for water lines
Copper electrical wiring

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Heat-taped condensation lines (attic only)
16 SEER electrical central air conditioning
RG6 quad shield cable wiring (at least 4 cable outlets)
Enhanced modified slab on grade
Wi-fi (5) switches installed at Garage Coach, Porch, Entry hall, + Master Bd + Back Porch (or moved per HO meeting at dirt sale)

App Enabled Garage Door Opener + Battery Backup

Safety

Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)
Video Doorbell

Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
*Kwikset Smart Key locks and hardware
*Plasma Air 600 series (homes framed after 02/01/2021)
Occupancy sensor at Utility room

Exterior Finishes

Concrete patio (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Stone trim on front of home (vary per plan)
Guttering over entry and AC pad (vary per plan)
Brick exterior (partial siding on some plans)
Covered patio (homes permitted after 9/1/2021)

Full Sod (homes sold after 2/5/2021)
Elite landscape package with stone border
Semi-gloss exterior paint
Brick mailbox with address stone
*Two Woodford Freeze-Proof Exterior Water Spigots
Keyless Smart Entry Door Lock

Warranties

Manufacturer's limited appliance warranty
RWC New Home limited 10-year warranty
Builder's limited one-year warranty

Manufacturer's limited heating & cooling units warranty
Termite company's warranty
Manufacturer's limited lifetime shingle warranty

Kitchen

LED Under Cabinet Lighting (on selected plans)
1/3 horsepower sink garbage disposal
*Price Pfister® kitchen faucet
Decorative vented hood to outside
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, electric built-in oven (homes permitted after 05/01/19)
Jamb Switch at Pantry Door

Pendant lights over bar or island (select plans)
Water line for refrigerator icemaker
3 cm granite or quartz kitchen countertops with tiled backsplash
Staggered 'at panel soft-close 36" upper kitchen wood cabinets with European hinges
Kitchen hardware for cabinets and drawers
Painted cabinets (1 color)

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.

