



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



2529 NW 194th Street Edmond, OK 73012

# **SOLD**

Price and availability are subject to change without prior notice. Accurate as of Apr 26, 2024.

#### From the Elite Collection

Floor Plan: Bella Elite

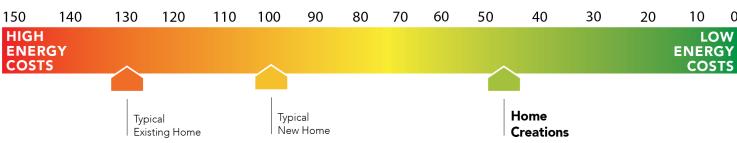
**Square Feet:** 1,722 (m.o.l.)

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: 2529 NW 194th Street Price: \$None

**Collection:** The Elite Collection Floor Plan: Bella Elite

Square Feet: 1,722 (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 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

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

#### 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**

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

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)

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

R-44 blown-in insulation in attic

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

#### **Exterior Finishes**

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

Buyer's Initials

01/01/2024)

# Warranties

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

Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty

#### Kitchen

Buyer's Initials \_

\*Price Pfister® kitchen faucet

Decorative vented hood to outside

Builder's limited one-year warranty

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.

