2805 NW 197th Street
Edmond, OK 73012

HOME PRICED AT
$268,317

Price and availability are subject to change without prior notice. Accurate as of Nov 29, 2020.

From the Elite Collection

Floor Plan: Paisley Elite
Square Feet: 1,806 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

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: 2805 NW 197th Street  Price: $268,317
Collection: The Elite Collection  Floor Plan: Paisley Elite
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Warranties
- Builder's limited one-year warranty
- Termite company's warranty
- Manufacturer's limited lifetime shingle warranty
- Manufacturer's limited appliance warranty
- Manufacturer's limited heating & cooling units warranty
- RWC New Home limited 10-year warranty

Safety
- Oriented Strand Board (OSB) exterior walls
- ADT Command Panel Security System
- Anchor bolts that secure perimeter walls to foundation
- Tornado Straps that secure perimeter walls to rafters/roof
- Kwiatset Smart Key locks and hardware
- ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)
- Installed smoke detectors
- Carbon Monoxide Sensor

Energy-efficiency
- Radiant Barrier Roof Decking
- R-15 blown-in insulation in external walls. Excludes garage
- Gas heating 96% high efficiency furnace and duct work
- Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)
- Polycel caulking around windows, doors and joints (energy efficient caulking package)
- R-8 Perimeter foam insulation under slab
- Eave roof ventilation
- R-8 Insulated and mastic sealed A/C ducts
- R-19 batt insulation in sloped ceiling
- R-44 blown-in insulation in attic
- HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
- 97% efficient tankless water heater

Construction / Plumbing / Electric / Mechanical
- Copper electrical wiring
- Heat-taped condensation lines (attic only)
- Category 5 structured wiring
- Protective ground fault interrupter circuits
- RG6 quad shield cable wiring (at least 4 cable outlets)
- Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
- Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)
- Electric dryer connection in utility room
- Atlas HPA4 130 MPH rated shingles with 3M Scotchgard Protector
- 16 SEER electrical central air conditioning
- Uponor AquaPEX tubing for water lines
- Enhanced modified slab on grade
- Exterior 2 x 4 stud-grade lumber walls (16’ on center)

Exterior Finishes
- Concrete patio (vary per plan)
- Minimum of 2 exterior waterproof electrical outlets
- Front and side yard sod
- Brick mailbox with address stone
- Brick exterior (partial siding on some plans)
- Stone trim on front of home (vary per plan)
- Two Woodford Freeze-Proof Exterior Spigots
- 6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)
- Elite landscape package with stone border
- Shutters and/or dormers (vary per plan)
- Semi-gloss exterior paint

Interior Finishes
- Ceiling fans in living room and master bedroom
- 2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)
- Filtrite™ Air Filtration Systems
- LED lights throughout
- Ventless gas log Fireplace
- Electric dryer connection in utility room
- Atlas HPA4 130 MPH rated shingles with 3M Scotchgard Protector
- 16 SEER electrical central air conditioning
- Uponor AquaPEX tubing for water lines
- Enhanced modified slab on grade
- Exterior 2 x 4 stud-grade lumber walls (16’ on center)

- 10’ seasonal storage in master closet (select plans)
- Wood/Wood Tile Entry, Living & Hallway (varies per plan) (homes permitted after May 1, 2019)
- 4 1/4” paint grade crown molding (in selected areas per plan)
- 3 1/4” paint grade baseboard
- Interior doors (panel style may vary)
- Box rated for ceiling fans in all other bedrooms
- Raised 10’ ceiling in living areas and master bedrooms (in single story plan)
- Pull-down attic access in garage (in single story plan)
- Overhead cabinet, shelf and clothing rod in utility room
- Double or Single French Back Door with Built-in Blinds
- Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
- Garage door opener with 2 remotes (2-car garages only)
- Bullnose corners (vary per plan)
- Insulted entry door with glass insert (panel style may vary)
- Finished 2-car garage with wind resistant steel insulated garage door
- Hand textured walls

Kitchen
- 1/3 horsepower sink garbage disposal
- Price Pfister® kitchen faucet (satin nickel or oil rubbed bronze)
- Staggered 'at panel soft-close 36” upper kitchen wood cabinets with European hinges
- Kitchen hardware for cabinets and drawers
- Painted cabinets (1 color) (homes permitted after 05/01/19)
- Pendant lights over bar or island (selected plans)
- Water line for refrigerator icemaker
- Decorative vented hood to outside
- LED Under Cabinet Lighting (on selected plans)
- Samsung stainless steel top control dishwasher, built-in microwave, drop-in gas cooktop, electric built-in oven (homes permitted after 05/01/19)
- 3 cm granite or quartz kitchen countertops with tiled backsplash

Bathroom
- Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
- Light in master bathroom showers
- Steel tub with tiled walls in hall bathroom
- Schluter-KERDI Shower System
- 2 cm Quartz bathroom countertops with undermount sink
- Tiled shower and tile-surrounded garden tub in master bath
- Framed mirror
- Ceramic tile floor in baths

Buyer’s Initials ___________________  Seller’s or its Representative’s Initials ___________________

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.