



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

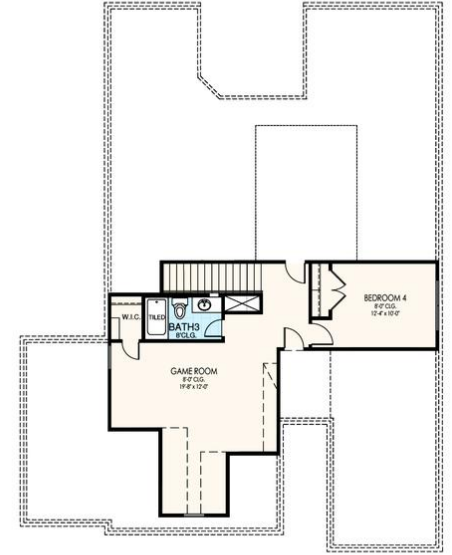


2809 NW 197th Street
Edmond, OK 73012

HOME PRICED AT
\$449,990

Price and availability are subject to change without prior notice. Accurate as of Feb 07, 2023.

Floor Plan: Berkeley Elite 3-car
Square Feet: 2,535 (m.o.l.)
Bedrooms: 4
Bathrooms: 3.5
Garage: 3 Car





Included Features

Address: 2809 NW 197th Street **Price:** \$449,990

Floor Plan: Berkley Elite 3-car

Square Feet: 2,535 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.5 **Garage:** 3 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)
Pull-down attic access in garage (in single story plan)
Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)
Bullnose corners (vary per plan)
LED lights throughout

Interior doors (panel style may vary)
Garage door opener with 2 remotes (2-car garages only)
4 1/4" paint grade crown molding (in selected areas per plan)
Enhanced light package with light fixture and door hardware
Hand textured walls
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Finished 2-car garage with wind resistant steel insulated garage door
2 Electrical outlets w/dual USB A & USB C port (kitchen & master bedroom) (homes permitted after 12/01/2021)
Wood/Wood Tile Entry, Living & Hallway (varies per plan) (homes permitted after May 1, 2019)

Ventless gas log fireplace

Ecobee3 Lite Thermostat (homes permitted after 12/01/2021)

Inspections / Engineering

All foundation & frame 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

6 mil moisture poly under slab
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 (homes permitted after 12/01/2021)
Leviton Smart Switches (homes permitted after 12/01/21)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room
Category 5 structured wiring
Protective ground fault interrupter circuits
*Uponor AquaPEX tubing for water lines
Copper electrical wiring
App Enabled Garage Door Opener + Battery Backup (homes permitted after 12/01/2021)

Safety

Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
Sheetrock screwed to studs/walls (exception Barrel Ceilings)
Occupancy sensor at utility room (homes permitted after 12/01/2021)

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)

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 Freeze-Proof Exterior Water Spigots
Keyless Smart Entry Door Lock (homes permitted after 12/01/2021)

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 30-year shingle warranty

Kitchen

LED Under Cabinet Lighting (on selected plans)
1/3 horsepower sink garbage disposal
*Price Pfister® kitchen faucet
Decorative vented hood to underside
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, electric built-in oven
Wifi Oven (homes permitted after 12/01/2021)

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)
Occupancy Switch at Pantry Door (homes permitted after 12/01/2021)

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.

