



**Community:** Chateauberry

Model: 19617 Bascom Street, Edmond, OK

73012



19629 Ferris Drive Edmond, OK 73012

### **HOME PRICED AT**

\$270,900

Price and availability are subject to change without prior notice. Accurate as of Nov 04, 2025.

## From the Village Collection

Floor Plan: Poppy

Square Feet: 1,347 (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

150 140 130 120 110 100 90 70 60 50 40 30 20 10 80 0 HIGH LOW **ENERGY** ENERGY COSTS Home Typical Typical New Home Existing Home Creations





## **Included Features**

Address: 19629 Ferris Drive Price: \$270,900 **Collection:** Village Collection **Floor Plan:** Poppy

Square Feet: 1,347 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

#### **Interior Finishes**

Square corners

3" paint grade baseboard and casing Insulated entry door (panel style may vary)

Enhanced lighting package including chandelier and coach lights Raised 10' ceiling in living areas and Primary bedrooms (in single story plan)

Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and

bedroom closets

Hand textured walls

Ceramic tile floor in bathrooms and utility

Deako Rocker Switches (Homes permitted after 11/1/24)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

in all other bedrooms)

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

**Bathroom** 

Undermount sinks

1.6 engineered marble countertops with 4" backsplash

\*Schluter-KERDI Shower System behind all primary shower walls

\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor

Fiberglass shower / tub combo in all secondary baths

One piece 3x5 insert w/ tile surround enclosure in primary bath

**Energy-efficiency** 

LED lights throughout

Continuous eave roof ventilation

R-8 Perimeter foam insulation at slab

Up to 96% efficient tankless water heater

R-15 blown-in insulation in external walls. Excludes garage

Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector

Radiant barrier roof decking

R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts

Gas heating 96% high efficiency furnace & duct work

Polycel caulking around windows, doors and joints (energy efficient caulking package) Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC

Coefficient with argon gas of .26 or less)

Construction / Plumbing / Electrical / Mechanical

(every home is tested; score varies per plan & home permit date)

Copper electrical wiring

6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation 15.2 SEER electrical central air conditioning

\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)

(Homes permitted after November 1, 2024) **Exterior Finishes** 

2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets Brick mailbox \*may not be available in every community Sheetrock screwed to studs/walls

\*Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

Exterior 2 x 4 stud-grade lumber walls (16" on center)

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

Village landscaping package

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 lifetime limited shingle warranty

Builder's limited one-year warranty Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

**Inspections / Engineering** 

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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

**Smart Home Features** 

Wifi-Enabled Samsung Range

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)

2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Kwikset door hardware, including Smartkey functionality at all exterior doors Electric vehicle charging plug ( 220V 50Amp service; homes permitted after

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

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

\* 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.





# **Included Features**

Address: 19629 Ferris Drive Price: \$270,900 Collection: Village Collection Floor Plan: Poppy

Square Feet: 1,347 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

### Kitchen

\*Price Pfister® kitchen faucet 2 cm granite or quartz kitchen countertops 1/3 horsepower sink garbage disposal w/ air switch Single bowl stainless steel 8" deep under mount kitchen sink Water line for refrigerator icemaker
Tiled backsplash up to the bottom of cabinets
30" soft-close upper kitchen wood cabinets (painted/stained)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range



