



**NEW HOME CONSULTANT**  
**Brandi Wade**  
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**Community:** Lone Oak East  
**Model:** 4224 Northwest 153rd Street, Edmond, OK 73013



**4229 NW 153rd Street**  
**Edmond, OK 73013**

**HOME PRICED AT**  
**\$239,995**

Price and availability are subject to change without prior notice. Accurate as of Jan 19, 2021.

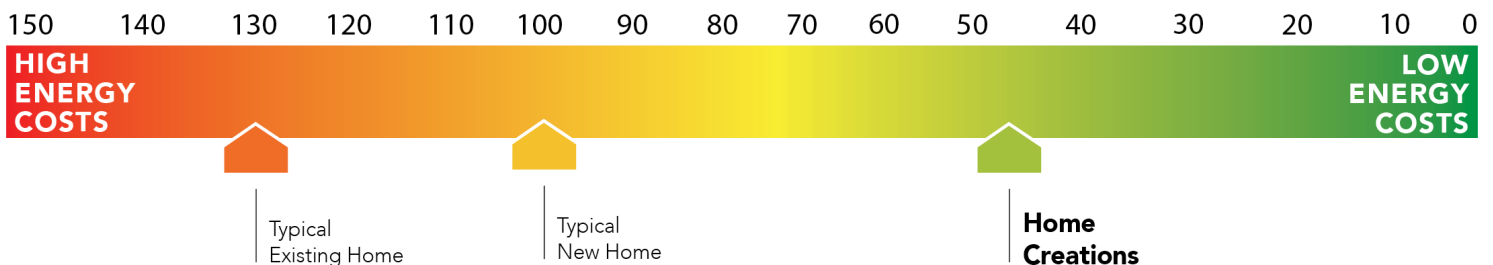
**From the Sonoma Collection**

**Floor Plan:** Charleston  
**Square Feet:** 1,556 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



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

- 64% more energy efficient than a typical new home
- 120% 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:** 4229 NW 153rd Street **Price:** \$239,995

**Collection:** The Sonoma Collection **Floor Plan:** Charleston

**Square Feet:** 1,556 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)  
Ceramic tile floor in baths

Fiberglass shower / tub combo in hall bath  
Fiberglass shower / tub combo in master bath

## Interior Finishes

Interior doors (panel style may vary)  
2 1/4" paint grade baseboard  
Insulated entry door (panel style may vary)  
Pull-down attic access in garage (in single story plan)

Light fixture package (includes wiring & installation)  
Hand textured walls  
Raised 10' ceiling in living areas and master bedrooms (in single story plan)  
Double or Single French Back Door with Built-in Blinds  
2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)

Garage pre-wired for garage door opener  
Box rated for ceiling fans in all other bedrooms  
Ceramic tile floors in entry  
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)  
Ceiling fans in living room and master bedroom  
Filtrete™ Air Filtration Systems  
Finished 2-car garage with wind resistant steel insulated garage door  
Overhead cabinet, shelf and clothing rod in utility room  
Single French back door with built-in blinds (vary per plan)  
Combo flooring- Ceramic tile floors in select areas and wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

## 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

## Safety

Anchor bolts that secure perimeter walls to foundation  
Tornado Straps that secure perimeter walls to rafters/roof  
Installed smoke detectors  
Kwikset Smart Key locks and hardware

ADT Command Panel Security System  
Oriented Strand Board (OSB) exterior walls  
Carbon Monoxide Sensor  
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)

## Exterior Finishes

Concrete patio (vary per plan)  
Minimum of 2 exterior waterproof electrical outlets  
Semi-gloss exterior paint  
Front and side yard sod  
Two Woodford Freeze-Proof Exterior Water Spigots

Combo Brick Exterior and Siding on Back (Varies per Plan)  
Brick mailbox (may vary due to location of property)  
Shutters and/or dormers (vary per plan)  
Guttering over entry and AC pad (vary per plan)  
6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)

## 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

Price Pfister® kitchen faucet  
Water line for refrigerator icemaker  
Ceramic tile floor (Kitchen and Dining area)  
Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)

1/3 horsepower sink garbage disposal  
Staggered custom built flat panel wood cabinets with European hinges  
2 cm granite or quartz kitchen countertops with travertine

**Buyer's Initials** \_\_\_\_\_ **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.

