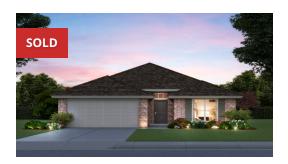




**Community:** The Grove **Model:** 18137 Autumn Grove Drive, Edmond, OK 73012



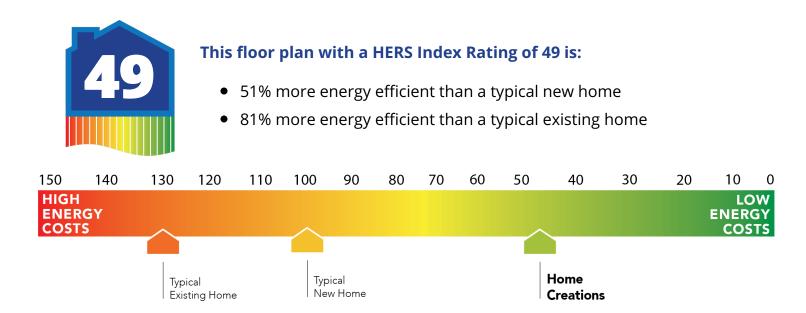
18009 Sunny Stone Court Edmond, OK 73012



Price and availability are subject to change without prior notice. Accurate as of Jul 27, 2024.

## From the Wellington Collection

Floor Plan: Taylor Square Feet: 1,689 (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: 18009 Sunny Stone Court Price: \$307,990

Collection: The Wellington Collection Floor Plan: Taylor

Square Feet: 1,689 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

## Construction / Plumbing / Electrical / Mechanical

construction / Flumbing / 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 (hor 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) mes
Bathroom	
Undermount sinks Framed mirrors in all baths Light over primary bath showers *Schluter-KERDI Shower System behind all shower walls Tiled shower walls and tiled-surround garden tub in primary bath	Ceramic tile floor Price Pfister® bathroom faucet 2 cm granite or quartz countertops with 4″ backsplash One piece tub/shower enclosure in all secondary baths
Inspections / Engineering	
All foundation designs reviewed and stamped by 3rd party state-certified enginee	er. 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 & SH Coefficient with argon gas of .26 or less)	
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
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 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) Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)	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
Exterior Finishes	
Full sod Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)	Wellington landscape package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets
Warranties	
Termite company's 5-year warranty	Builder's limited one-year warranty

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

Builder's limited one-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty



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.





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## **Included Features**

Address: 18009 Sunny Stone Court Price: \$307,990

Collection: The Wellington Collection Floor Plan: Taylor

Square Feet: 1,689 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Kitchen	
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certa story plans)	lights ain single Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry ar	Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas nd hall. Enhanced light package including chandelier, island pendants, coach lights and vanity
Square corners Ventless gas log fireplace Ceramic tile floor in baths and utility	Hand textured walls 3" paint grade baseboard and casing Insulated entry door (panel style may vary)
Interior Finishes	

\*Price Pfister® kitchen faucet 3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Undermount single basin kitchen sink (stainless steel) Disposal switch located beside kitchen faucet on all kitchen islands (per plan) Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch Flat panel 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

Buyer's Initials

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