

NEW HOME CONSULTANT
Ella Fitzgerald
(405) 364-9999 Cell Phone
(405) 364-9999 Model Home

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



18117 Austin Court
Edmond, OK 73012

SOLD

Price and availability are subject to change without prior notice. Accurate as of Nov 19, 2026.

From the Wellington - Devon Collection

Floor Plan: Devon
Square Feet: 1,520 (m.o.l.)
Bedrooms: 4
Bathrooms: 2.0
Garage: 2 Car

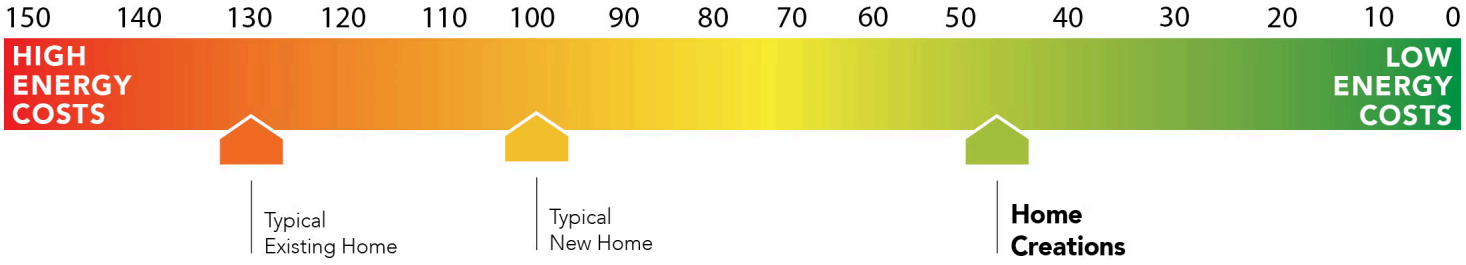


Elevation B



This floor plan with a HERS Index Rating of 45 is:

- 55% more energy efficient than a typical new home
- 85% more energy efficient than a typical existing home



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Included Features

Address: 18117 Austin Court **Price:** $299,990
Collection: Wellington - Devon Collection **Floor Plan:** Devon
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Safety

Installed smoke detectors
Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters/roof
Carbon Monoxide detectors
Anchor bolts that secure perimeter walls to foundation

Bathroom

Undermount sink
Framed mirrors in all baths
Light over primary bath shower
One piece tub/shower enclosure in secondary bathroom
*Schluter-KERDI Shower System behind all shower walls
Ceramic tile floor
Price Pfister® bathroom faucet
Tiled shower wall in primary bathroom
2 cm granite or quartz countertops with 4" backsplash

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

Copper electrical wiring
*Uponor AquaPEX tubing for water lines
Electric dryer connection in utility room
Enhanced modified slab on grade foundation
Exterior 2 x 4 stud-grade lumber walls (16" on center)
*Atlas Pinnacle HP42 160 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty
Sheetrock screwed to studs/walls
6 mil poly moisture barrier under slab
Heat-taped condensation lines (attic only)
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

Full sod
2 Woodford freeze-proof exterior water spigots
Minimum of 2 exterior waterproof electrical outlets
Wellington landscape 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 engineer.
HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Garage

Pull-down attic access in garage (per plan)
Finished 2-car garage with wall texture, trim and paint

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Interior Finishes

Square corners
3” paint grade baseboard and casing
Insulated entry door (panel style may vary)
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
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)

Hand textured walls
Ceramic tile floor in baths and utility
Ventless gas log fireplace (varies per plan)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Raised 10' ceiling in living areas and Primary bedrooms (trays 9’) (on certain single story plans)
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Kitchen

Pendant lights over bar
Water line for refrigerator icemaker
Tiled backsplash up to the bottom of cabinets
1/3 horsepower sink garbage disposal w/ air switch
30" soft-close upper kitchen wood cabinets (painted/stained)

*Price Pfister® kitchen faucet
3cm granite or quartz kitchen countertops
1/3 horsepower sink garbage disposal w/air switch
Undermount single basin kitchen sink (stainless steel)

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Kwikset door hardware, including Smartkey functionality at all exterior doors

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)

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