



NEW HOME CONSULTANT Holly McGowen (405) 364-9999 Cell Phone (405) 364-9999 Model Home

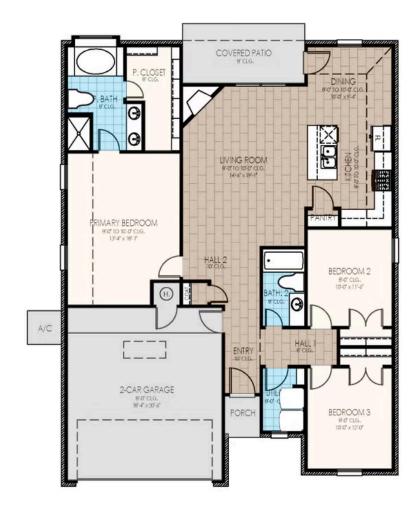
18313 Austin Court Edmond, OK 73012

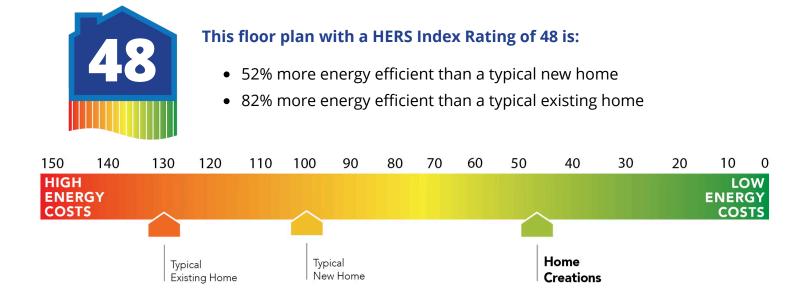
SOLD

Price and availability are subject to change without prior notice. Accurate as of Jul 03, 2025.

From the Wellington Collection

Floor Plan: Andrew Square Feet: 1,543 (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.



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



Included Features

Address: 18313 Austin Court Price: \$316,895

Collection: The Wellington Collection Floor Plan: Andrew

Square Feet: 1,543 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Cafaty	0
Safety	
Installed smoke detectors Oriented Strand Board (OSB) exterior walls	Carbon Monoxide detectors Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof	Anchor boits that secure perimeter wails to roundation
Bathroom	
Undermount sinks	Ceramic tile floor
Framed mirrors in all baths Light over primary bath showers (varies per plan)	Price Pfister® bathroom faucet Fiberglass shower / tub combo in all secondary baths
2 cm granite or quartz countertops with 4" backsplash	*Schluter-KERDI Shower System behind all shower walls
Tiled shower walls and tiled-surround garden tub in primary bath	
Energy-efficiency	
LED lights throughout Continuous eave roof ventilation	Radiant barrier roof decking R-44 blown-in insulation in attic
R-8 Perimeter foam insulation at slab	R-8 Insulated and mastic sealed A/C ducts
Up to 96% efficient tankless water heater R-15 blown-in insulation in external walls. Excludes garage	Gas heating 96% high efficiency furnace & duct work Energy Star certified home (homes permitted after 01/01/2024)
Polycel caulking around windows, doors and joints (energy efficient caulking package)	Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC	HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector
Coefficient with argon gas of .26 or less)	(every home is tested; score varies per plan & home permit date)
Construction / Plumbing / Electrical / Mechanical	
Copper electrical wiring 6 mil poly moisture barrier under slab	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines
Electric dryer connection in utility room	Enhanced modified slab on grade foundation
Heat-taped condensation lines (attic only) 15.2 SEER electrical central air conditioning	Protective ground fault interrupter circuits Exterior 2 x 4 stud-grade lumber walls (16" on center)
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty	*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with
	lifetime limited 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	Wellington landscape package
Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan)	2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets
Brick exterior with partial siding (varies per plan)	within an of 2 exterior waterproof electrical oddets
Warranties	
Termite company's 5-year warranty	Builder's limited one-year warranty
RWC New Home limited 10-year warranty Manufacturer's lifetime limited shingle 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
engineer.	inspector (every home is tested; score varies per plan & home permit date)
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)
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)	Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)
Garage	Finished 2 car garage with wall toyture, trip, and paint
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.





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Interior Finishes

Square corners Ventless gas log fireplace Ceramic tile floor in baths and utility Deako Rocker Switches (Homes permitted after 11/1/24) Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas 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

*Price Pfister® kitchen faucet

- 3cm granite or quartz kitchen countertops
- Pendant lights over bar or island (select plans)
- 1/3 horsepower sink garbage disposal w/ air switch

30" soft-close upper kitchen wood cabinets (painted/stained)

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

Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/air switch Undermount single basin kitchen sink (stainless steel) Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

