

NEW HOME CONSULTANT Ryan Raymond (405) 535-6195 Cell Phone (405) 364-9999 Model Home

Community: Aspen Ridge **Model:** 2709 Snapper Lane, Midwest City, OK 73130



10460 Turtle Back Drive Midwest City, OK 73130

SOLD

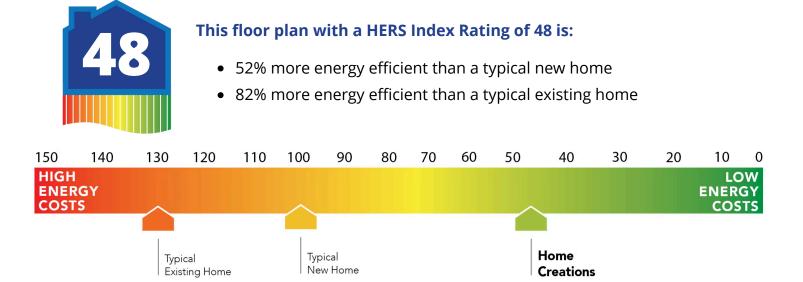
Price and availability are subject to change without prior notice. Accurate as of Aug 22, 2025.

From the Wellington Collection

Floor Plan: Cameron Plus Square Feet: 2,440 (m.o.l.) Bedrooms: 4 Bathrooms: 3.0 Garage: 2 Car











Safety

Included Features

Address: 10460 Turtle Back Drive Price: \$354,990

Collection: The Wellington Collection Floor Plan: Cameron Plus

Square Feet: 2,440 (m.o.l.) Bedrooms: 4 Bathrooms: 3.0 Garage: 2 Car

Carbon Monoxide detectors Anchor bolts that secure perimeter walls to foundation

Fiberglass shower / tub combo in all secondary baths

*Schluter-KERDI Shower System behind all shower walls

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

Bathroom

Undermount sinks Framed mirrors in all baths Light over primary bath showers (varies per plan) 2 cm granite or quartz countertops with 4" backsplash Tiled shower walls and tiled-surround garden tub in primary bath

Energy-efficiency

Copper electrical wiring

Exterior Finishes

6 mil poly moisture barrier under slab

Electric dryer connection in utility room Heat-taped condensation lines (attic only)

15.2 SEER electrical central air conditioning

(Homes permitted after November 1, 2024)

Brick mailbox with cast stone address block

Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)

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)

Construction / Plumbing / Electrical / Mechanical

*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)

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)

Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Enhanced modified slab on grade foundation 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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed

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

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple

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

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

Wellington landscape package

Ceramic tile floor

Price Pfister® bathroom faucet

2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets

Warranties

Full sod

 Termite company's 5-year warranty
 Builder's limited one-year warranty

 RWC New Home limited 10-year warranty
 Manufacturer's limited appliance warranty

 Manufacturer's lifetime limited shingle warranty
 Manufacturer's limited heating & cooling units warranty

Inspections / Engineering

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

Smart Home Features

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 01/01/2024)

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

motion sensor switch) (Homes permitted 11/1/24)

* 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

