



NEW HOME CONSULTANT
Arron Harris
 (405) 473-6835 Cell Phone
 (405) 364-9999 Model Home

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



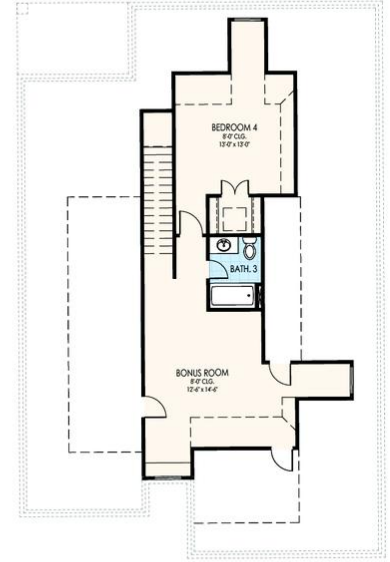
10460 Turtle Back Drive
Midwest City, OK 73130

HOME PRICED AT
\$379,990

Price and availability are subject to change without prior notice. Accurate as of Oct 03, 2023.

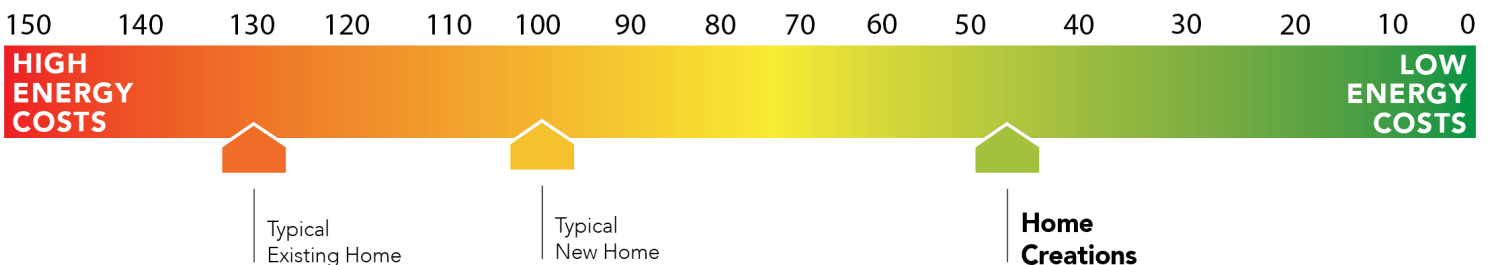
From the Wellington Collection

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



This floor plan with a HERS Index Rating of 46 is:

- 54% more energy efficient than a typical new home
- 84% 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: 10460 Turtle Back Drive **Price:** \$379,990

Collection: The Wellington Collection **Floor Plan:** Cameron Plus

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

Construction / Plumbing / Electrical / Mechanical

6 mil poly moisture barrier under slab
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Heat-taped condensation lines (attic only)
Protective ground fault interrupter circuits
Enhanced modified slab on grade foundation
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
*Uponor AquaPEX tubing for water lines
Copper electrical wiring
Sheetrock screwed to studs/walls

Bathroom

Light over primary bath showers
*Schluter-KERDI Shower System behind all shower walls
2 cm granite or quartz countertops with 4" backsplash
Ceramic tile floor
One piece tub/shower enclosure in all secondary baths

Tiled shower walls and tiled-surround garden tub in primary bath
Undermount sinks
Price Pfister® bathroom faucet
Framed mirrors in all baths

Interior Finishes

Insulated entry door (panel style may vary)
Hand textured walls
Ventless gas log fireplace
Square Corners (Permits 6/1/2022)
Enhanced light package including chandelier, island pendants, coach lights and vanity lights
Ceramic tile floor in baths and utility

Ceiling fans in living room and Primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)
Standard Wood-Look Tile Selections in Living Room, Dining, Kitchen, entry and Hall.
3" paint grade baseboard and casing
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

Inspections / Engineering

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

All foundation designs reviewed and stamped by 3rd party state-certified engineer.
Frame Engineered by 3rd Party State-Certified Engineer

Energy-efficiency

97% efficient tankless water heater
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)
R-30 batt insulation in sloped ceiling
R-15 blown-in insulation in external walls. Excludes garage
R-8 Perimeter foam insulation at slab
Sill Seal Foam Gasket used under exterior framing, against concrete, to reduce air
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-8 Insulated and mastic sealed A/C ducts
Polycel caulking around windows, doors and joints (energy efficient caulking package)
Continuous Eave roof ventilation
Gas heating 96% high efficiency furnace & duct work
R-44 blown-in insulation in attic
LED lights throughout

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

Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Detectors

Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
Kwikset door Hardware, including Smartkey functionality at all exterior doors

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Wifi (4) Switches installed at Garage Coach, Porch, Entry Hall, Primary bedroom * (Being removed as of 10/1/23 finalized homes)
Keyless Smart Entry Door Lock
Occupancy Sensor at Utility Room

1 Electrical outlet w/dual USB ports in kitchen
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)
Video Doorbell with Chime at Front Entry
Occupancy Switch at Pantry Door
1 Electrical outlet w/dual USB ports in Primary bedroom

Exterior Finishes

Full sod
Brick exterior with partial siding (varies per plan)
Two Woodford Freeze-Proof Exterior Water Spigots
Brick mailbox with cast stone address block

Minimum of 2 exterior waterproof electrical outlets
Guttering over entry and AC pad (vary per plan)
Wellington landscape package

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 5-year warranty
Manufacturer's limited 30-year shingle warranty

Kitchen

Pendant lights over bar or island (select plans)
Water line for refrigerator icemaker
3cm granite or quartz kitchen countertops
Samsung stainless steel top control dishwasher, over the range microwave, and wifi

1/3 horsepower sink garbage disposal w/ air switch
*Price Pfister® kitchen faucet
Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)
Undermount single basin kitchen sink (stainless steel)

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.

