



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



10465 Turtle Back Drive Midwest City, OK 73130

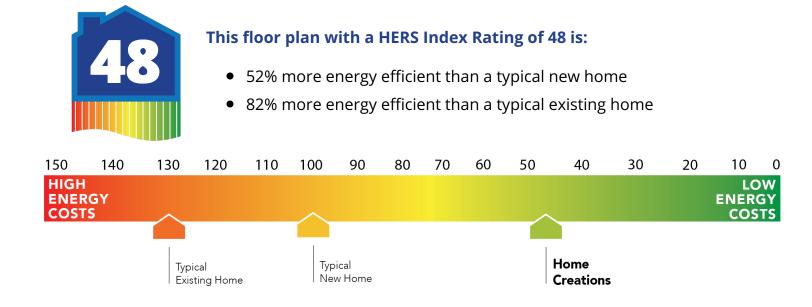
SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 16, 2024.

From the Wellington Collection

Floor Plan: Tiffany Square Feet: 1,875 (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: 10465 Turtle Back Drive Price: \$312,990

Collection: The Wellington Collection Floor Plan: Tiffany

Square Feet: 1,875 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

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Frame dimension and baths Price Prister® bathscore frauet Uption or primary bath shower One prese tubbitower wills Uption or primary bath shower One prese tubbitower wills and tubed surround garden tub in primary bath Uption or primary bath shower Price Prister® bathscore inclosure in all secondary baths Uption or primary bath shower Price Prister® bathscore inclosure in all secondary baths Uption or primary bath shower Price Prister® bathscore inclosure in all secondary baths Uption or primary bath shower Price Prister® bathscore inclosure in all secondary baths Venters gas log freplace Hand textured walls Strand wood-book tie selections in long room, dining, kitchen, entry and hall. Raise of the package including chandeller, island pendants, coach lights and vanniy lights Celling fans in long room and primary bedroom (trays 90 (on certain single in finds energy efficiency) All foundation designs reviewed and stamped by 3rd party state-certified engineer. PED by this throughout Relatent barrier neof decking Card Bash hall and bash and perime shower and bash and the price prime to all bash and the prime primare prime to all bash and to all bash and to prime to all bash an	Bathroom	
Space corrents Vertilises groups (remains groups) (remains groups) (remains)Hand textured walls "remains group remains groups) (remains) (remains) (remains) (remains)Hand textured walls "remains groups) (remains) (remains) (remains) (remains)Hand textured walls "remains groups) 	Framed mirrors in all baths Light over primary bath showers *Schluter-KERDI Shower System behind all shower walls	Price Pfister® bathroom faucet 2 cm granite or quartz countertops with 4" backsplash
Vertices gas log fireplace 3" paint grade baseboard and caling Prossible finishes include sain Nickel, Matte Black, or Oli Rubbed Bronze 3" paint grade baseboard and caling Standard wood look tile selectories in Ningr room, dhing, bitcher, entry and hall. Standard wood look tile selectories in Ningr room, dhing, bitcher, entry and hall. Rube Oli Celling in Ningr room, dhing, bitcher, entry and hall. Standard wood look tile selectories (Dec varied and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and wired for celling fans in Ningr room and primary bedroom (Box rated and Ningr Primary Box room (Box ra	Interior Finishes	
Raised 10* celling in living areas and Primary bedrooms (trays 9) (on certain single story plans) Celling fans in living room and primary bedroom (Box rated and wired for celling fans in all other bedrooms) Inspections / Engineering All foundation designs reviewed and stamped by 3rd party state-certified engineer. HERS Index energy efficiency rating performed twice by 3rd party itensed inspector (every home is tested; score varies per plan & home permit date) All foundation designs reviewed and stamped by 3rd party state-certified engineer. HERS Index energy efficiency rating performed twice by 3rd party itensed inspector (every home is tested; score varies per plan & home permit date) Radiant barrier roof decking R.44 blown-in insulation in attic R.44 blown-in insulation in attic Res Perimeter all varies gased under exterior framing, against concrete, to reduce air (sery home is tested; score varies per plan & home permit date) Radiant barrier roof decking R.44 blown-in insulation in attic Res permitter all starts gased under exterior framing, against concrete, to reduce air (sery home is tested; score varies per plan & home permit date) Safety Nill-down attic access in garage (per plan) Will enabled garage door opener with 2 remotes (2-car garages only) Finished 2-car garage with wall texture, trim and paint Safety Vindo dorsal with cectors Oriented Strand Board (OSB) exterior walls Oriented Strand Board (OSB) perterior walls Oriented Strand Board (OSB) exterior walls Oriented Strand Board (OSB) exterior walls Oriented Strand Board (OSB) exterior walle spermitted after Vintor 2024)	Ventless gas log fireplace Ceramic tile floor in baths and utility Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze	3" paint grade baseboard and casing Insulated entry door (panel style may vary) Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas Enhanced light package including chandelier, island pendants, coach lights and vanity
France Engineered by 3rd Party State_Cartified Engineer All foundation designs reviewed and stamped by 3rd party state-certified engineer. HERS Index energy efficiency Badiant barrier roof decking LED lights throughout Radiant barrier roof decking Continuous ever roof ventilation R.44 blown-in insulation in attic New Port Particulation R.44 blown-in insulation in attic Up to 56% efficiency Rediant barrier roof decking Sub and the party insulation at slab R.44 blown-in insulation in attic New Thermale walks. Excludes garage R.44 blown-in insulation in attic Sub one presentation with acres in the scene (U-Factors of .30 or less & Side) Proyed caulking pardware dure water heater Coefficient with argon gas of .26 or less) Finished 2-car garage with wall texture, trim and paint With enabled garage door opener with 2 remotes (2-car garages only) Finished 2-car garage with wall texture, trim and paint Safety Installed smoke detectors Installed smoke detectors Tornet of Sing party in the second size (2-car garages only) Electrical outlet widual USB ports in kitchen Video dorbell with Chine at front entry 2 Electrical outlet widual USB ports in kitchen Occupancy sensor at utility room and pantry door Wilk fababed Garage Door Opener with 2 remotes (2-car garages only) <		Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans
HEBS Index energy efficiency faiting performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) Energy-efficiency LED lights throughout Continuous seve rook ventilision R-44 blown-in insulation in external walls. Excludes garage Sill seal form gasket used under exterior framing, against concrete, to reduce air Coefficient with argon gas of .26 or less) Garage Pull-down attic access in garage (per plan) Wile nabled garage door opener with 2 remotes (2-car garages only) Safety Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Charbon E for any paints with a stone address block Video doorbell with Chime at front entry Oriented Strand Board (OSB) exterior walls Pirst and a formation of the stone address block Carton Honoxide detectors Oriented Strand Board (OSB) exterior walls Priored Strang that secure perimeter walls to foundation Keiter with and a painty door Carton Monoxide detectors Oriented Strang that secure perimeter walls to remotes (2-car garages only) Exterior Finishes Video doorbell with Chime at front entry Oreenewith a statis end endress block <td< td=""><td>Inspections / Engineering</td><td></td></td<>	Inspections / Engineering	
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Wifi enabled garage door opener with 2 remotes (2-car garages only) So to the term of term o	Garage	
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Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roofAnchor bolts that secure perimeter walls to foundation Kwikset door hardware, including Smartkey functionality at all exterior doorsSmart Home Features2Video doorbell with Chime at front entry Occupancy sensor at utility room and pantry door Wiff Enabled Garage Door Opener with 2 remotes (2-car garages only) Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/2024)2Electrical outlet w/dual USB ports in primary bedroom 2 Electrical outlet w/dual USB ports in primary bedroom Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto modeFull 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 outletsWarrantiesEremite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's limited 30-year shingle warranty	Safety	
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Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan) Minimum of 2 exterior waterproof electrical outlets Warranties Entry to the second state of the second state	Exterior Finishes	
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RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited 30-year shingle warranty Manufacturer's limited heating & cooling units warranty	Warranties	
Vitebox.	RWC New Home limited 10-year warranty	Manufacturer's limited appliance warranty
Kitchen	Kitchen	
*Price Pfister® kitchen faucet Water line for refrigerator icemaker 3cm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch Undermount single basin kitchen sink (stain Brucerke Initiale Eat panel 20" soft clean upper kitchen wood cabinets (painted/stained)	3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Undermount single basin kitchen sink (stainless steel)	Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch Elat papel 20" soft close upper kitchen wood sebinets (painted/stained)
Buyer's Initials Buyer's Initials Seller's or its Representative's Initials	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.

