



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

**Community:** Aspen Ridge  
**Model:** 2713 Snapper Lane, Midwest City, OK  
 73130



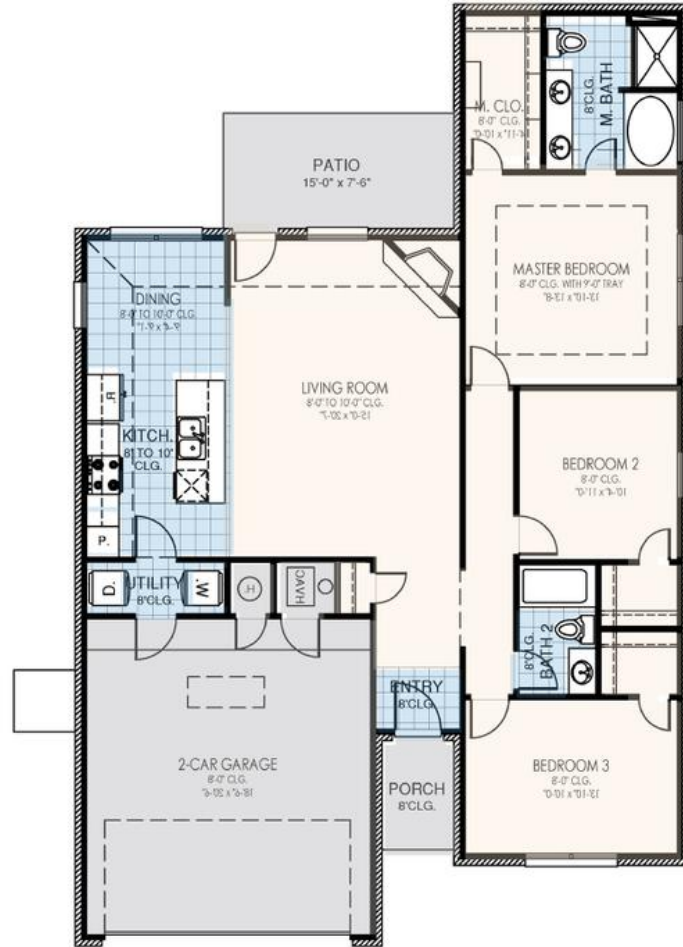
**10485 Turtle Back Drive**  
**Midwest City, OK 73130**

**SOLD**

Price and availability are subject to change without prior notice. Accurate as of May 28, 2022.

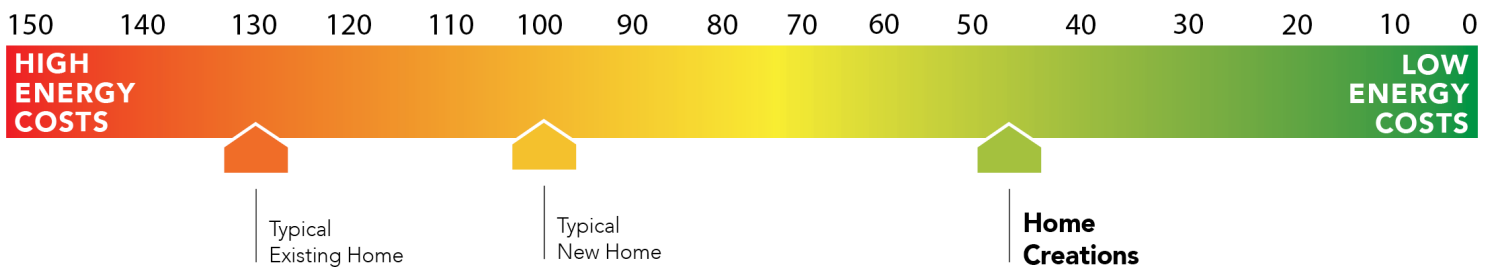
**From the Wellington Collection**

**Floor Plan:** Oxford  
**Square Feet:** 1,503 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 47 is:**

- 67% more energy efficient than a typical new home
- 120% 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:** 10485 Turtle Back Drive **Price:** \$265,990

**Collection:** The Wellington Collection **Floor Plan:** Oxford

**Square Feet:** 1,503 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Bathroom

\*Price Pfister® bathroom faucet  
Framed mirror  
Tiled shower and garden tub in master bath  
\*Schluter-KERDI Shower System

Fiberglass shower / tub combo in hall bath  
Light in master bathroom showers  
2 cm quartz countertops with 4" backsplash and choice of undermount sink  
Choice of tile floor in baths (depends on construction stage)

## Interior Finishes

3 1/4" paint grade baseboard  
Garage door opener with 2 remotes (2-car garages only)  
Insulated entry door (panel style may vary)  
Enhanced light package with light fixture and door hardware

Hand textured walls  
Bullnose corners (vary per plan)  
LED lights throughout

Ventless gas log fireplace

Ecobee3 Lite Thermostat (homes permitted after 12/01/2021)

Interior doors (panel style may vary)  
4 1/4" paint grade crown molding (in selected areas per plan)  
Pull-down attic access in garage (in single story plan)  
Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)  
Raised 10' ceiling in living areas and master bedrooms (in single story plan)  
Finished 2-car garage with wind resistant steel insulated garage door  
2 Electrical outlets w/dual USB A & USB C port (kitchen & master bedroom) (homes permitted after 12/01/2021)  
Wood-look tile flooring throughout entry, main living, dining, kitchen and 1st floor hallways

## Inspections / Engineering

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

Energy inspection performed twice on all homes to verify installation quality of all energy features

## Energy-efficiency

97% efficient tankless water heater  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)  
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)  
R-15 blown-in insulation in external walls. Excludes garage  
R-6 Perimeter foam insulation under slab

Radiant barrier roof decking  
R-6 Insulated and mastic sealed A/C ducts  
Polycel caulking around windows, doors and joints (energy efficient caulking package)  
R-19 batt insulation in sloped ceiling  
Eave roof ventilation  
Gas heating 96% high efficiency furnace and duct work  
R-44 blown-in insulation in attic

## Construction / Plumbing / Electric / Mechanical

Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
Heat-taped condensation lines (attic only)  
16 SEER electrical central air conditioning  
RG6 quad shield cable wiring (at least 4 cable outlets)  
Enhanced modified slab on grade  
App Enabled Garage Door Opener (homes permitted after 12/01/2021)

Leviton Smart Switches (homes permitted after 12/01/21)

\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
Electric dryer connection in utility room  
Category 5 structured wiring  
Protective ground fault interrupter circuits  
\*Uponor AquaPEX tubing for water lines  
Copper electrical wiring  
Wi-fi (4) switches installed at Garage Coach, Porch, Entry hall, + Master Bed (homes permitted after 12/01/2021)

## Safety

Anchor bolts that secure perimeter walls to foundation  
Oriented Strand Board (OSB) exterior walls  
Carbon Monoxide Sensor  
Sheetrock screwed to studs/walls (exception Barrel Ceilings)  
Occupancy sensor at utility room (homes permitted after 12/01/2021)

Tornado Straps that secure perimeter walls to rafters/roof  
Installed smoke detectors  
\*Kwikset Smart Key locks and hardware  
\*Plasma Air 600 series (homes framed after 02/01/2021)  
Video Doorbell (homes permitted after 12/01/2021)

## Exterior Finishes

Concrete patio (vary per plan)  
Minimum of 2 exterior waterproof electrical outlets  
Semi-gloss exterior paint  
Brick mailbox with address stone  
Wellington landscape package

Full Sod (homes sold after 2/5/2021)  
Brick exterior (partial siding on some plans)  
Guttering over entry and AC pad (vary per plan)  
Two Freeze-Proof Exterior Water Spigots  
Keyless Smart Entry Door Lock (homes permitted after 12/01/2021)

## 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 warranty  
Manufacturer's limited lifetime shingle warranty

## Kitchen

LED Under Cabinet Lighting (on selected plans)  
1/3 horsepower sink garbage disposal  
\*Price Pfister® kitchen faucet  
Flat panel 30" soft-close upper kitchen wood cabinets with European hinges

Under mount kitchen sink (stainless steel)  
Painted cabinets - 1 color (homes permitted after 9/1/2021)  
Occupancy Switch at Pantry Door (homes permitted after 12/01/2021)

Pendant lights over bar or island (select plans)  
Water line for refrigerator icemaker  
3 cm granite or quartz kitchen countertops with tiled backsplash  
\*Samsung stainless steel dishwasher, over the range microwave and free-standing gas range  
Disposal switch located beside kitchen faucet on all kitchen islands (per plan)  
Wi-fi Oven in Range (homes permitted after 12/01/2021)

**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.

