10505 SE 23rd Street
Midwest City, OK 73130

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

10505 SE 23rd Street
Midwest City, OK 73130

SOLD

Price and availability are subject to change without prior notice. Accurate as of Dec 07, 2020.

From the Wellington Collection

Floor Plan: Providence
Square Feet: 1,565 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

This floor plan with a HERS Index Rating of 45 is:

- 65% 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: 10505 SE 23rd Street  Price: $208,012
Collection: The Wellington Collection  Floor Plan: Providence
Square Feet: 1,565 (m.o.l.)  Bedrooms: 3  Bathrooms: 2.0  Garage: 2 Car

Warranties

Builder’s limited one-year warranty
Terme company’s warranty
Manufacturer’s limited lifetime shingle warranty
Manufacturer’s limited appliance warranty
Manufacturer’s limited heating & cooling units warranty
RWC New Home limited 10-year warranty

Safety

Oriented Strand Board (OSB) exterior walls
ADT Command Panel Security System
Anchor bolts that secure perimeter walls to foundation
Kwikset Smart Key locks and hardware
Tornado Straps that secure perimeter walls to rafters/roof
Carbon Monoxide Sensor

Energy-efficiency

Radiant Barrier Roof Decking
Eave roof ventilation
R-15 blown-in insulation in external walls. Excludes garage
R-8 Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace and duct work
R-19 batt insulation in sloped ceiling
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC
Coefficient with argon gas of .26 or less)
R-44 blown-in insulation in attic
Polycore caulk around windows, doors and joints (energy efficient caulking package)
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan &
home permit date)
R-8 Perimeter foam insulation under slab
97% efficient tankless water heater

Construction / Plumbing / Electric / Mechanical

Copper electrical wiring
Electric dryer connection in utility room
Heat-taped condensation lines (attic only)
Atlas HP42 130 MPH rated shingles with 3M Scotchgard Protector
Category 5 structured wiring
16 SEER electrical central air conditioning
Protective ground fault interrupter circuits
Uponor AquaPEX tubing for water lines
RG6 quad Shield cable wiring (at least 4 cable outlets)
Enhanced modified slab on grade
Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)

Interior Finishes

Concrete patio (vary per plan)
Two Woodford Freeze-Proof Exterior Water Spigots
Minimum of 2 exterior waterproof electrical outlets
6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence
begins from back corner of home.)
Front and side yard sod
Wellington landscape package
Quoin corners in brick work (varies per plan)
Brick mailbox with address stone
Guttering over entry and AC pad (vary per plan)
Brick exterior (partial siding on some plans)
Shutters and/or dormers (vary per plan)
Semi-gloss exterior paint

Kitchen

2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted
Ceiling fans in living room and master bedroom
after 08/01/19)
Box rated for ceiling fans in all other bedrooms
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Pull-down attic access in garage (in single story plan)
Filtrete™ Air Filtration Systems
Overhead cabinet, shelf and clothing rod in utility room
LED lights throughout
Double or Single French Back Door with Built-in Blinds
Ventless gas log Fireplace
Enhanced light package with light fixture and door hardware (oil rubbed bronze or
Light fixture package (includes wiring & installation)
satin nickel)
Ceramic tile floors in entry
Garage door opener with 2 remotes (2-car garages only)
Bullnose corners (vary per plan)
Combo flooring- Ceramic tile floors in select areas and wall-to-wall plush cut loop
2-car 2-car garage with wind resistant steel insulated garage door
berber carpet with 1/2" 6 lb pad in select areas
Insulated entry door (panel style may vary)
4 1/4" paint grade crown molding in (selected areas per plan)
Interior doors (panel style may vary)
3 1/4" paint grade baseboard
Hand textured walls

Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
Tiled shower and garden tub in master bath
Price Pfister® kitchen faucet (satin nickel or oil rubbed bronze)
Fiberglass shower / tub combo in hall bath
Schluter-KERDI Shower System

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.