



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



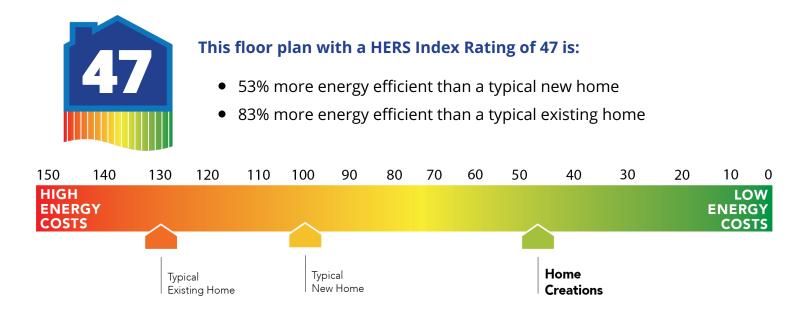
10520 Turtle Back Drive Midwest City, OK 73130



Price and availability are subject to change without prior notice. Accurate as of May 07, 2024.

From the Village Collection

Floor Plan: Charleston Square Feet: 1,573 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car







Included Features

Address: 10520 Turtle Back Drive Price: \$None

Collection: The Village Collection **Floor Plan:** Charleston

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Construction / Plumbing / Electrical / Mechanical

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Copper electrical wiring 6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation Exterior 2 x 4 stud-grade lumber walls (16" on center) RG6 Quad-shield cable wiring (at least four category 5e structured wiring) *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits *Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
Bathroom	
Undermount sinks One piece tub/shower enclosure in all secondary baths One piece 3x5 insert w/ tile surround enclosure in primary bath	Ceramic tile floor 1.6 cm granite or quartz countertops with 4" backsplash *Price Pfister® bathroom faucet (choice of satin nickel or black)
Interior Finishes	
Square corners 3" paint grade baseboard and casing Insulated entry door (panel style may vary) Possible finishes include Satin Nickel, Chrome, or Oil Rubber Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall	Hand textured walls Ceramic tile floor in bathrooms and utility Enhanced lighting package including chandelier and coach lights Raised 10' ceiling in living areas and Primary bedrooms (in single story plan) Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and bedroom closets
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling 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 licensed inspector (every home is tested; score varies per plan & home permit date)
Energy-efficiency	i
LED lights throughout Continuous eave roof ventilation R-8 Perimeter foam insulation at slab R-8 Insulated and mastic sealed A/C ducts R-15 blown-in insulation in external walls. Excludes garage Sill seal foam gasket used under exterior framing, against concrete, to reduce air Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)	Radiant barrier roof decking R-44 blown-in insulation in attic Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work Energy Star certified home (homes permitted after 01/01/2024) Polycel caulking around windows, doors and joints (energy efficient caulking package) HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
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	
Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roof	Installed smoke detectors Anchor bolts that secure perimeter walls to foundation Kwikset door hardware, including Smartkey functionality at all exterior doors
Smart Home Features	
Wifi-Enabled Samsung Range 2 Electrical outlet w/dual USB ports in primary bedroom Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode	2 Electrical outlet w/dual USB ports in kitchen Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)
Exterior Finishes	
Brick mailbox Full sod in front, back and side yards Minimum of 2 exterior waterproof electrical outlets Video Doorbell with Free Storage and Playback Data Feature	Village landscaping package Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)
Warranties	
Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's limited 30-year shingle warranty	Builder's limited one-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty
Kitchen	
*Price Pfister® kitchen faucet 2 cm granite or quartz kitchen countertops 1/3 horsepower sink garbage disposal w/ air switch Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)	Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets Single bowl stainless steel 8" deep under mount kitchen sink Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range
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.

