



**NEW HOME CONSULTANT**  
**Ryan Raymond**  
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**Community:** Aspen Ridge  
**Model:** 2709 Snapper Lane, Midwest City, OK  
73130



**10520 Turtle Back Drive**  
**Midwest City, OK 73130**

# SOLD

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



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

- 53% more energy efficient than a typical new home
- 83% 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:** 10520 Turtle Back Drive **Price:** \$None

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

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

## Construction / Plumbing / Electrical / Mechanical

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

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)  
Plycel 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.

