



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



10544 SE 23rd Street Midwest City, OK 73130

# **SOLD**

Price and availability are subject to change without prior notice. Accurate as of Apr 23, 2024.

# From the Wellington Collection

Floor Plan: Tiffany

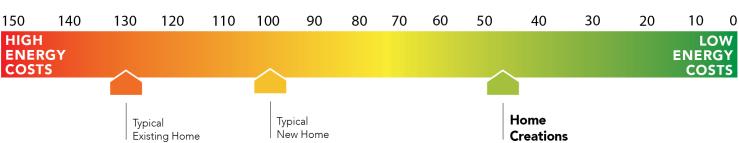
**Square Feet:** 1,875 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



# This floor plan with a HERS Index Rating of 48 is:

- 52% more energy efficient than a typical new home
- 82% more energy efficient than a typical existing home







# **Included Features**

Address: 10544 SE 23rd Street Price: \$None

**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

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 Framed mirrors in all baths Light over primary bath showers Schluter-KERDI Shower System behind all shower walls

Tiled shower walls and tiled-surround garden tub in primary bath

Ceramic tile floor

Price Pfister® bathroom faucet

2 cm granite or quartz countertops with 4" backsplash One piece tub/shower enclosure in all secondary baths

#### Interior Finishes

Square corners Ventless gas log fireplace Ceramic tile floor in baths and utility

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Hand textured walls

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

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

# **Inspections / Engineering**

Frame Engineered 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) All foundation designs reviewed and stamped by 3rd party state-certified engineer.

# **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) 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)

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

Video doorbell with Chime at front entry Occupancy sensor at utility room and pantry door Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 2 Electrical outlet w/dual USB ports in kitchen

2 Electrical outlet w/dual USB ports in primary bedroom

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode

## **Exterior Finishes**

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 outlets

#### 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 3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets
1/3 horsepower sink garbage disposal w/ air switch

Buyer's Initials \_ Buyer's Initials Seller's or its Representative's Initials

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.



<sup>\*</sup> Features subject to availability.