



NEW HOME CONSULTANT
Ryan Raymond
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Community: Aspen Ridge
Model: 2713 Snapper Lane, Midwest City, OK
 73130



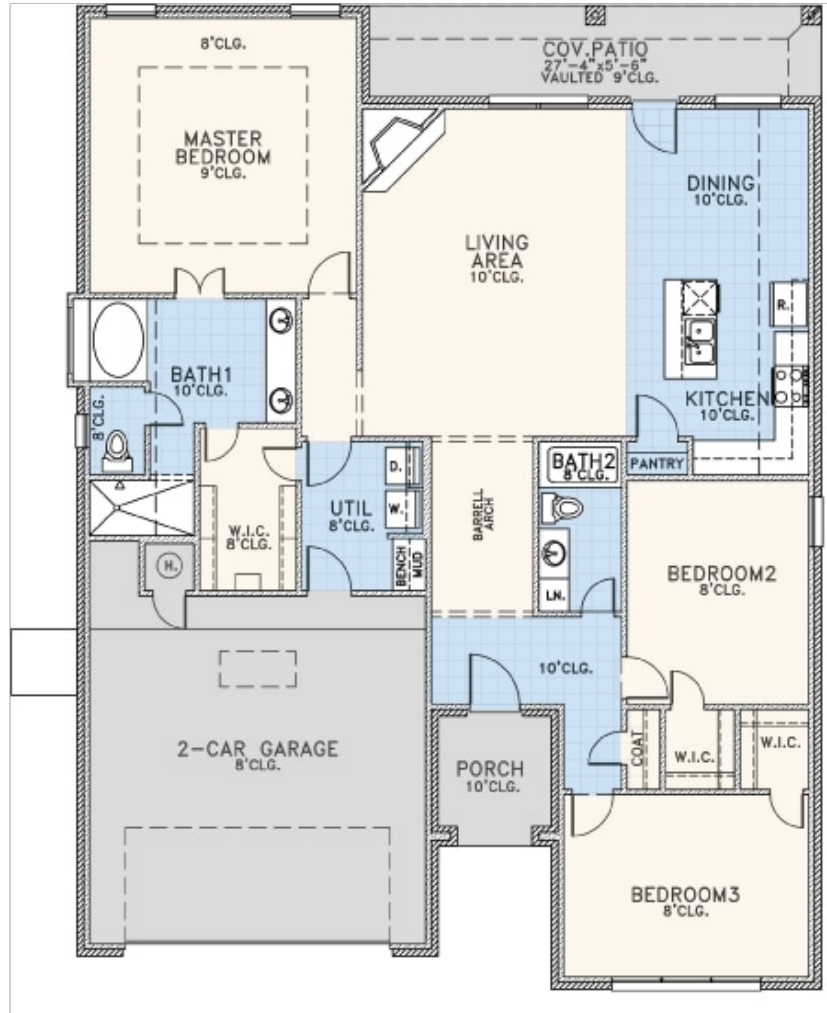
10544 SE 23rd Street
 Midwest City, OK 73130

HOME PRICED AT
\$253,687

Price and availability are subject to change without prior notice. Accurate as of Feb 28, 2021.

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 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: 10544 SE 23rd Street **Price:** \$253,687

Collection: The Wellington Collection **Floor Plan:** Tiffany

Square Feet: 1,875 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
Ceramic tile floor in baths
Light in master bathroom showers
Italian Marble on Vanities (homes permitted after 11-1-2020)

Fiberglass shower / tub combo in hall bath
Framed mirror
Tiled shower and garden tub in master bath
Schluter-KERDI Shower System

Interior Finishes

3 1/4" paint grade baseboard
Garage door opener with 2 remotes (2-car garages only)
4 1/4" paint grade crown molding (in selected areas per plan)
Ceramic tile floors in entry
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
Hand textured walls
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Finished 2-car garage with wind resistant steel insulated garage door
Double or Single French Back Door with Built-in Blinds
2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)

Interior doors (panel style may vary)
Box rated for ceiling fans in all other bedrooms
Insulated entry door (panel style may vary)
Pull-down attic access in garage (in single story plan)
Light fixture package (includes wiring & installation)
Ceiling fans in living room and master bedroom
Filtrete™ Air Filtration Systems
Bullnose corners (vary per plan)
LED lights throughout
Overhead cabinet, shelf and clothing rod in utility room
Ventless gas log fireplace
Combo flooring- Ceramic tile floors in select areas and wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

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-8 Perimeter foam insulation under slab

Radiant Barrier Roof Decking
R-8 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)
Atlas HP42 130-MPH rated shingles
Electric dryer connection in utility room
Category 5 structured wiring
Protective ground fault interrupter circuits
Uponor AquaPEX tubing for water lines
Copper electrical wiring

Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
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

Safety

Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
Kwikset Smart Key locks and hardware

ADT Command Panel Security System
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)

Plasma Air 600 series (homes framed after 02/01/2021)

Exterior Finishes

Concrete patio (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Semi-gloss exterior paint
Guttering over entry and AC pad (vary per plan)
Quoin corners in brick work (varies per plan)
Wellington landscape package

Full Sod (homes permitted after 2/5/2021)
Brick exterior (partial siding on some plans)
Shutters and/or dormers (vary per plan)
Brick mailbox with address stone
Two Woodford Freeze-Proof Exterior Water Spigots

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 (satin nickel or oil rubbed bronze)
Ceramic tile floor (Kitchen and Dining area)

Pendant lights over bar or island (selected plans)
Water line for refrigerator icemaker
3 cm granite or quartz kitchen countertops with tiled backsplash
Flat panel 30" soft-close upper kitchen wood cabinets with European hinges (glass insert on one set of door applies in selected plans)
8" deep under mount kitchen sink (stainless steel)

Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)

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.

