



NEW HOME CONSULTANT
Ryan Raymond
 (405) 535-6195 Cell Phone
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Community: Aspen Ridge
Model: 2713 Snapper Lane , Midwest City, OK
 73130



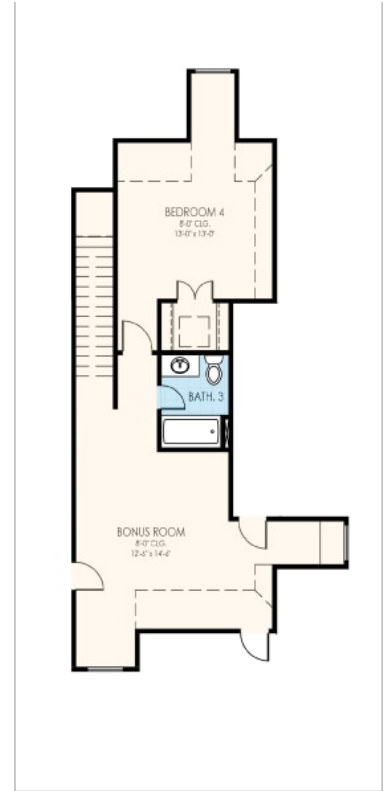
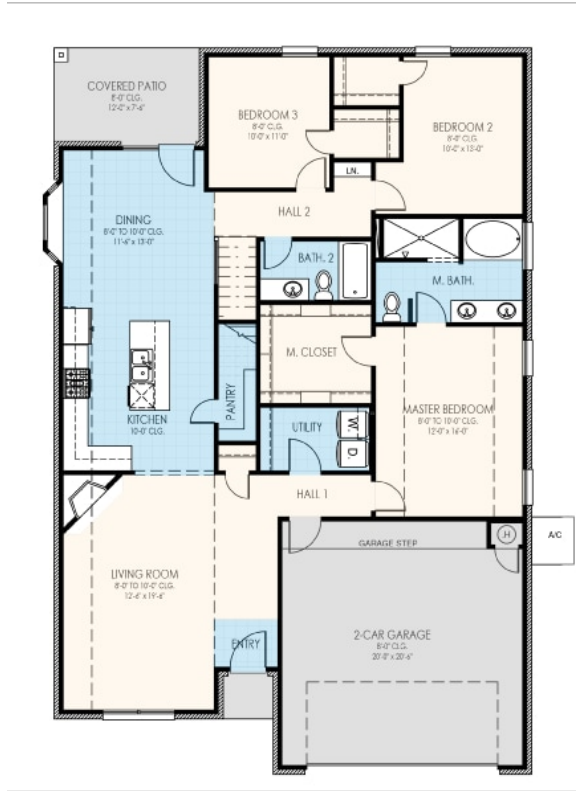
10557 SE 23rd Street
Midwest City, OK 73130

HOME PRICED AT
\$285,180

Price and availability are subject to change without prior notice. Accurate as of Oct 24, 2020.

From the Wellington Collection

Floor Plan: Cameron Plus
Square Feet: 2,440 (m.o.l.)
Bedrooms: 4
Bathrooms: 3.0
Garage: 2 Car



This floor plan with a HERS Index Rating of 44 is:

- 64% more energy efficient than a typical new home
- 124% 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: 10557 SE 23rd Street **Price:** \$285,180

Collection: The Wellington Collection **Floor Plan:** Cameron Plus

Square Feet: 2,440 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.0 **Garage:** 2 Car

Warranties

Builder's limited one-year warranty
Termite 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

Kwikset Smart Key locks and hardware
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)
Installed smoke detectors
Carbon Monoxide Sensor

Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof

Energy-efficiency

Radiant Barrier Roof Decking
R-15 blown-in insulation in external walls. Excludes garage
Gas heating 96% high efficiency furnace and duct work
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)

Eave roof ventilation
R-8 Insulated and mastic sealed A/C ducts
R-19 batt insulation in sloped ceiling
R-44 blown-in insulation in attic
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
97% efficient tankless water heater

Polycel caulking around windows, doors and joints (energy efficient caulking package)
R-8 Perimeter foam insulation under slab

Construction / Plumbing / Electric / Mechanical

Copper electrical wiring
Heat-taped condensation lines (attic only)
Category 5 structured wiring
Protective ground fault interrupter circuits
RG6 quad shield cable wiring (at least 4 cable outlets)
Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)

Electric dryer connection in utility room
Atlas HP42 130 MPH rated shingles with 3M Scotchgard Protector
16 SEER electrical central air conditioning
Uponor AquaPEX tubing for water lines
Enhanced modified slab on grade
Exterior 2 x 4 stud-grade lumber walls (16" on center)

Exterior Finishes

Concrete patio (vary per plan)
Minimum of 2 exterior waterproof electrical outlets

Two Woodford Freeze-Proof Exterior Water Spigots
6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)
Wellington landscape package
Brick mailbox with address stone
Brick exterior (partial siding on some plans)
Semi-gloss exterior paint

Front and side yard sod
Quoin corners in brick work (varies per plan)
Guttering over entry and AC pad (vary per plan)
Shutters and/or dormers (vary per plan)

Interior Finishes

2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Filtrete™ Air Filtration Systems
LED lights throughout
Ventless gas log fireplace

Ceiling fans in living room and master bedroom
Box rated for ceiling fans in all other bedrooms
Pull-down attic access in garage (in single story plan)
Overhead cabinet, shelf and clothing rod in utility room
Double or Single French Back Door with Built-in Blinds
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
Garage door opener with 2 remotes (2-car garages only)
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
4 1/4" paint grade crown molding (in selected areas per plan)
3 1/4" paint grade baseboard
Hand textured walls

Light fixture package (includes wiring & installation)
Ceramic tile floors in entry

Bullnose corners (vary per plan)
Finished 2-car garage with wind resistant steel insulated garage door
Insulated entry door (panel style may vary)
Interior doors (panel style may vary)

Kitchen

1/3 horsepower sink garbage disposal
Price Pfister® kitchen faucet (satin nickel or oil rubbed bronze)
Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)

Water line for refrigerator icemaker
8" deep under mount kitchen sinks (stainless steel)
LED Under Cabinet Lighting (on selected plans)
Flat panel 30" soft-close upper kitchen wood cabinets with European hinges (glass insert on one set of door applies in selected plans)
Pendant lights over bar or island (selected plans)

3 cm granite or quartz kitchen countertops with tiled backsplash
Ceramic tile floor (Kitchen and Dining area)

Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
Light in master bathroom showers
Schluter-KERDI Shower System
Ceramic tile floor in baths

Tiled shower and garden tub in master bath
Framed mirror
Fiberglass shower / tub combo in hall bath

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.

