



NEW HOME CONSULTANT
Ryan Raymond
405-535-6195 Model Home

Community: Turtlewood
Model: 2709 Snapper Lane, Midwest City, OK
73130



2550 Turtle Way
Midwest City, OK 73130

HOME PRICED AT
\$305,712

Price and availability are subject to change
without prior notice. Accurate as of Dec 22, 2025.

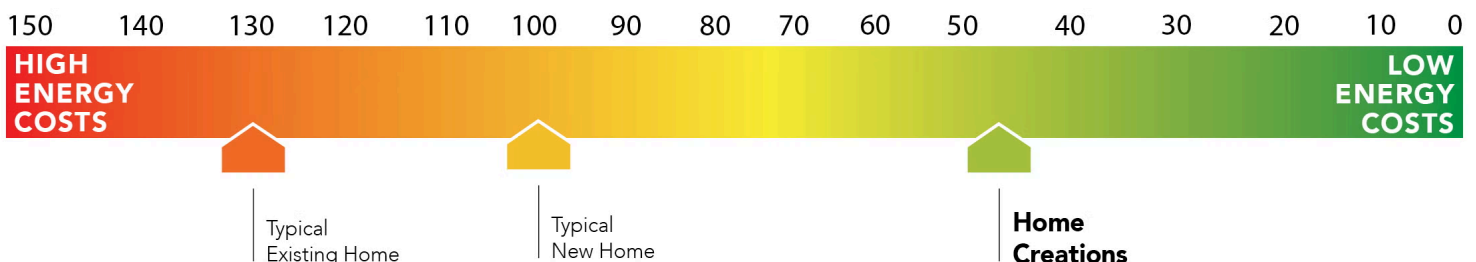
From the Wellington Collection

Floor Plan: Andrew
Square Feet: 1,543 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



This floor plan with a HERS Index Rating of 46 is:

- 54% more energy efficient than a typical new home
- 84% more energy efficient than a typical existing home



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Included Features

Address: 2550 Turtle Way **Price:** \$305,712

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Safety

Carbon Monoxide detectors - safety
Oriented Strand Board (OSB) exterior walls - safety
Tornado Straps that secure perimeter walls to rafters/roof - safety

Installed smoke detectors - safety
Anchor bolts that secure perimeter walls to foundation - safety

Bathroom

Undermount sinks - bathroom
Framed mirrors in all baths - bathroom
Light over primary bath showers (varies per plan) - bathroom
2 cm granite or quartz countertops with 4" backsplash - bathroom
Tiled shower walls and tiled-surround garden tub in primary bath - bathroom

Ceramic tile floor - bathroom
Price Pfister® bathroom faucet - bathroom
Fiberglass shower / tub combo in all secondary baths - bathroom
*Schluter-KERDI Shower System behind all shower walls - bathroom

Energy-efficiency

LED lights throughout - energy-efficiency
Continuous eave roof ventilation - energy-efficiency
R-8 Perimeter foam insulation at slab - energy-efficiency
Up to 96% efficient tankless water heater - energy-efficiency
R-15 blown-in insulation in external walls. Excludes garage - energy-efficiency

Radiant barrier roof decking - energy-efficiency
R-44 blown-in insulation in attic - energy-efficiency
R-8 Insulated and mastic sealed A/C ducts - energy-efficiency
Gas heating 96% high efficiency furnace & duct work - energy-efficiency
Polycel caulking around windows, doors and joints (energy efficient caulking package) - energy-efficiency
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less) - energy-efficiency

Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss - energy-efficiency
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

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring - construction-plumbing-electrical-mechanical
6 mil poly moisture barrier under slab - construction-plumbing-electrical-mechanical
Electric dryer connection in utility room - construction-plumbing-electrical-mechanical

Sheetrock screwed to studs/walls - construction-plumbing-electrical-mechanical
*Uponor AquaPEX tubing for water lines - construction-plumbing-electrical-mechanical
Heat-taped condensation lines (attic only) - construction-plumbing-electrical-mechanical
Protective ground fault interrupter circuits - construction-plumbing-electrical-mechanical
Exterior 2 x 4 stud-grade lumber walls (16" on center) - construction-plumbing-electrical-mechanical
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty - construction-plumbing-electrical-mechanical

Enhanced modified slab on grade foundation - construction-plumbing-electrical-mechanical
15.2 SEER electrical central air conditioning - construction-plumbing-electrical-mechanical
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty - construction-plumbing-electrical-mechanical
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024) - construction-plumbing-electrical-mechanical

Exterior Finishes

Full sod - exterior-finishes
2 Woodford freeze-proof exterior water spigots - exterior-finishes
Minimum of 2 exterior waterproof electrical outlets - exterior-finishes
Brick mailbox with cast stone address block (varies per community) - exterior-finishes

Wellington landscape package - exterior-finishes
Guttering over entry and AC pad (vary per plan) - exterior-finishes
Brick exterior with partial siding (varies per plan) - exterior-finishes

Warranties

Termite company's 5-year warranty - warranties
RWC New Home limited 10-year warranty - warranties
Manufacturer's lifetime limited shingle warranty - warranties

Builder's limited one-year warranty - warranties
Manufacturer's limited appliance warranty - warranties
Manufacturer's limited heating & cooling units warranty - warranties

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer. - inspections-engineering

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) - inspections-engineering

Garage

Pull-down attic access in garage (per plan) - garage
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) - garage

Finished 2-car garage with wall texture, trim and paint - garage

* 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.





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Interior Finishes

Square corners
3" paint grade baseboard and casing
Insulated entry door (panel style may vary)
Deako Rocker Switches (Homes permitted after 11/1/24)
Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Hand textured walls
Ceramic tile floor in baths and utility
Ventless gas log fireplace (varies per plan)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Standard wood-look tile selections in living room, dining, kitchen, entry and hall.
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Kitchen

*Price Pfister® kitchen faucet
Water line for refrigerator icemaker
Tiled backsplash up to the bottom of cabinets
1/3 horsepower sink garbage disposal w/air switch
Undermount single basin kitchen sink (stainless steel)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

LED under cabinet lights in kitchen
3cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
1/3 horsepower sink garbage disposal w/ air switch
30" soft-close upper kitchen wood cabinets (painted/stained)

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Kwikset door hardware, including Smartkey functionality at all exterior doors
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)
2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)
Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

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