



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

Community: Turtlewood

Model: 2709 Snapper Lane, Midwest City, OK

73130



2708 Snapper Lane Midwest City, OK 73130

HOME PRICED AT

\$274,900

Price and availability are subject to change without prior notice. Accurate as of Nov 04, 2025.

From the Wellington Collection

Floor Plan: Carlisle

Square Feet: 1,556 (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

150 140 130 120 110 100 90 70 60 50 40 30 20 10 80 0 HIGH LOW **ENERGY** ENERGY COSTS Home Typical Typical New Home Existing Home Creations





Included Features

Address: 2708 Snapper Lane Price: \$274,900

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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

Bathroom

Undermount sinks Framed mirrors in all baths

Light over primary bath showers (varies per plan)

2 cm granite or quartz countertops with 4" backsplash

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

Ceramic tile floor

Price Pfister® bathroom faucet

Fiberglass shower / tub combo in all secondary baths

*Schluter-KERDI Shower System behind all shower walls

Energy-efficiency

LED lights throughout

Continuous eave roof ventilation R-8 Perimeter foam insulation at slab

Up to 96% efficient tankless water heater

R-15 blown-in insulation in external walls. Excludes garage

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

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

Radiant barrier roof decking R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts

Gas heating 96% high efficiency furnace & duct work

Polycel caulking around windows, doors and joints (energy efficient caulking package) Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC

Coefficient with argon gas of .26 or less)

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

15.2 SEER electrical central air conditioning

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

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)

(Homes permitted after November 1, 2024)

Sheetrock screwed to studs/walls

*Uponor AquaPEX tubing for water lines

Heat-taped condensation lines (attic only)

Protective ground fault interrupter circuits Exterior 2 x 4 stud-grade lumber walls (16" on center)

*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

Exterior Finishes

2 Woodford freeze-proof exterior water spigots

Minimum of 2 exterior waterproof electrical outlets

Brick mailbox with cast stone address block (varies per community)

Wellington landscape 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 lifetime limited shingle warranty

Builder's limited one-year warranty

Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified

engineer.

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed

inspector (every home is tested; score varies per plan & home permit date)

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)

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







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Interior Finishes

Square corners
Ventless gas log fireplace
Ceramic tile floor in baths and utility
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
3" paint grade baseboard and casing
Insulated entry door (panel style may vary)
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)



