1104 SE 17th Terrace
Newcastle, OK 73065

HOME PRICED AT
$204,222

Price and availability are subject to change without prior notice. Accurate as of Nov 30, 2020.

From the Wellington Collection

Floor Plan: Oxford
Square Feet: 1,503 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

This floor plan with a HERS Index Rating of 47 is:

- 67% 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:** 1104 SE 17th Terrace  **Price:** $204,222  
**Collection:** The Wellington Collection  **Floor Plan:** Oxford  
**Square Feet:** 1,503 (m.o.l.)  **Bedrooms:** 3  **Bathrooms:** 2.0  **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
- Anchor bolts that secure perimeter walls to foundation
- Tornado Straps that secure perimeter walls to rafters/roof
- 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

### 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)
- Polycel caulkling around windows, doors and joints (energy efficient caulking package)
- Eave roof ventilation
- R-8 Insulated and mastic sealed A/C ducts
- R-19 attic 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

### 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 H412 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)
- 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
- 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
- Water line for refrigerator icemaker
- 8” deep under mount kitchen sink (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)

### Interior Finishes
- Concrete patio (vary per plan)
- Minimum of 2 exterior waterproof electrical outlets
- 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)
- Semi-gloss exterior paint
- 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)
- Filtrrete™ Air Filtration Systems
- LED lights throughout
- Ventless gas log fireplace
- 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)
- 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
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### 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)
- 3 cm granite or quartz kitchen countertops with tiled backsplash
- Ceramic tile floor (Kitchen and Dining area)
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### 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

### 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.