**NEW HOME CONSULTANT**
**Tosha Crenshaw**
**(405) 226-8443** Cell Phone
**(405) 364-9999** Model Home

**Community:** Farmington
**Model:** 1096 SE 17th Street, Newcastle, OK 73065

## 1704 Bloomington Court
## Newcastle, OK 73065

# SOLD

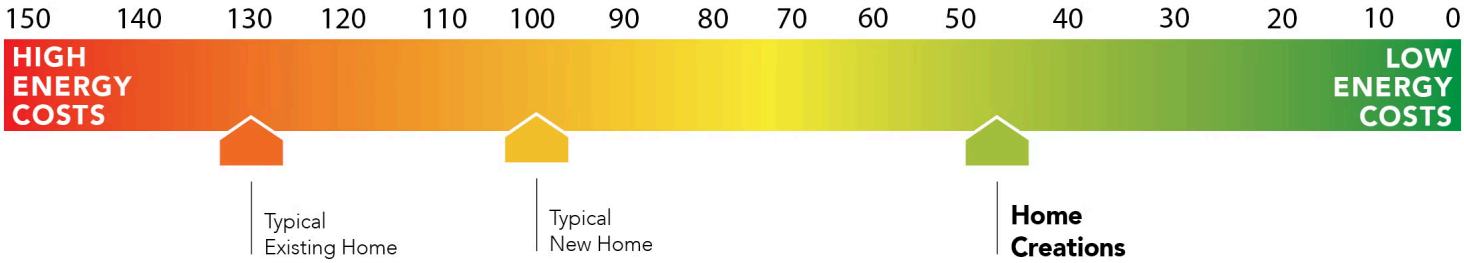
Price and availability are subject to change without prior notice. Accurate as of Aug 22, 2025.

### 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 48 is:

- 52% more energy efficient than a typical new home
- 82% 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:** 1704 Bloomington Court **Price:** $304,990
**Collection:** The Wellington Collection **Floor Plan:** Tiffany
**Square Feet:** 1,875 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Safety

Installed smoke detectors
Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters/roof
Carbon Monoxide 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
Heat-taped condensation lines (attic only)
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
Enhanced modified slab on grade foundation
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

Full sod
Brick mailbox with cast stone address block
Guttering over entry and AC pad (vary per plan)
Brick exterior with partial siding (varies per plan)
Wellington landscape package
2 Woodford freeze-proof exterior water spigots
Minimum of 2 exterior waterproof electrical outlets

## 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

* Features subject to availability.
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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
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)
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

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