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

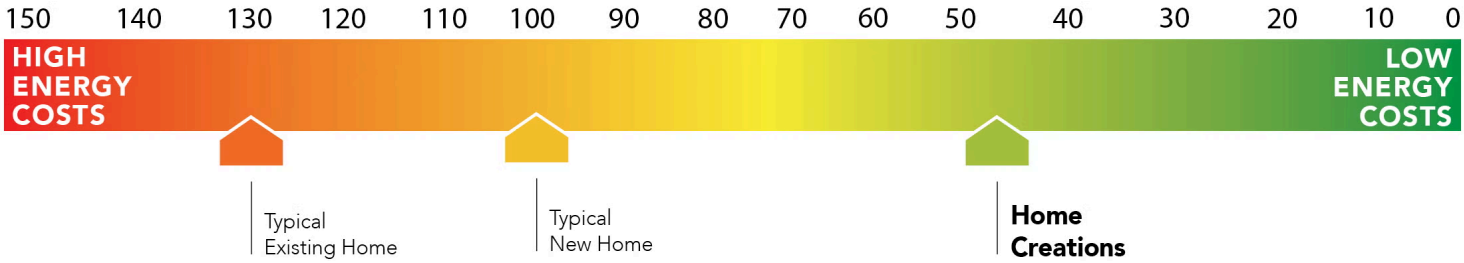
Price and availability are subject to change without prior notice. Accurate as of Jan 09, 2026.

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 47 is:

- 53% more energy efficient than a typical new home
- 83% 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: Wellington Collection **Floor Plan:** Tiffany
Square Feet: 1,875 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

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
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
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

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
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
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

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

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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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