



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



900 SE 17th Street Newcastle, OK 73065

SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 24, 2024.

## From the Wellington Collection

Floor Plan: Brooke Square Feet: 1,876 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



## This floor plan with a HERS Index Rating of 49 is: 51% more energy efficient than a typical new home 81% more energy efficient than a typical existing home • 150 140 130 70 30 20 10 120 110 100 90 80 60 50 40 0 HIGH LOW ENERGY ENERGY COSTS COST Home Typical Typical New Home Creations 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: 900 SE 17th Street **Price:** \$294,990

**Collection:** The Wellington Collection **Floor Plan:** Brooke **Square Feet:** 1,876 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Construction / Plumbing / Electrical / Mechanical

Copper Sectional winding   Sheetrood screwed to studiowild     Provide Sectional winding Section Sectin Section Sectin Section Section Section Secting Sectin Section Se	Construction / Plumbing / Electrical / Mechanical	
Indemonstrates in Series in Labeles in Label	6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation Exterior 2 x 4 stud-grade lumber walls (16" on center) RG6 Quad-shield cable wiring (at least four category 5e structured wiring) *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes	*Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits *Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Frame Introduction and Jahnsen walks   Price Prister® bathnoom facet   2 on granter quark counterpays with 4" backsplash     One piece tubbitioned endower and and those walks   Dre piece tubbitioned endower and source and secondary bath     Current of the secondary bathnoom facet   2 on granter quark counterpays with 4" backsplash     Dre piece tubbitioned endower and source and secondary bath   2 on granter quark counterpays with 4" backsplash     Status of the secondary bathnoom facet   2 on granter quark counterpays with 4" backsplash     Status of the secondary bathnoom facet   2 on granter quark counterpays with 4" backsplash     Status of the secondary bathnoom facet   2 on granter quark counterpays with 4" backsplash     Status of the secondary bathnoom facet   2 on granter quark counterpays with 4" backsplash     Status of the secondary bathnoom facet   2 on granter quark counterpays with 4" backsplash     Status of the secondary bathnoom facet   2 on granter quark counterpays with 12" of lip pail in select areas     Status of the secondary bathnoom facet   2 on granter quark counterpays with 12" of lip pail in select areas     Frante figure of the secondary bathnoom facet   2 on granter quark counterpays with 12" of lip pail in select areas     Experiment of the secondary bathnoom facet   2 on granterpays     Bind bath one permit data   2 on feesingra	Bathroom	
Space corners   Hand loburder walls   Present sources in present presen	Framed mirrors in all baths Light over primary bath showers *Schluter-KERDI Shower System behind all shower walls	Price Pfister® bathroom faucet 2 cm granite or quartz countertops with 4″ backsplash
Venities gas log freplace commit die fordinas   3 <sup>+</sup> paint grade basebaard and casing terrance die fordinas and utility have Bisk, croll Rubbed Brown and wood-look tile selections in lwing room, diving, kitchen, entry and halt.   3 <sup>+</sup> paint grade basebaard and casing terrance die fordinas and and terrange terrance die fordinas and primary bedroom strays 3 <sup>+</sup> ) (on certain nighe stray plans)     Raised 10 <sup>+</sup> celling in lwing areas and Primary bedrooms (trays 3 <sup>+</sup> ) (on certain nighe stray plans)   All foundation designs reviewed and stamped by 3 <sup>+</sup> d party state-certified engineer.     Prime trighteerid by 3 <sup>+</sup> d Party State-Certified Times by 3 <sup>+</sup> d party State-Certified Engineer (terver) ione is texted; score warters per plan & home permit date)   All foundation designs reviewed and stamped by 3 <sup>+</sup> d party state-certified engineer.     EDE light throughout Continuous sevel over lengtheerid by 3 <sup>+</sup> d party State-certified Engineer (terver) home is texted; score warters per plans & home permit date)   Radiant barrier roof decking Radiant barrier roof decking Radiant barrier roof decking Radiant barrier roof decking Radiant actus and and the total total (tow the medipastic sevel dwords). Excludes parage Still seal form gasket used under exterior framing, against concrete, to reduce arit (two the home permit date)   Radiant barrier roof decking Radiant barrier roof decking Radiant maters sevel dwords. Excludes parage Still seal form gasket used under exterior for 10/10/2021 PolyCel tauking around windows, doors and joints (tenserg per filter) (tow the medipastic sevel dwords. Excludes parage Still seal form gasket used under exterior dwords. State (ter per plan)   Radiant barrier roof decking Radiant windows with screen (U-Factos of .30 or less & 5trock Ceefficient windows with screen (U-Factos o	Interior Finishes	
Raised 10: celling in living races and Primary bedrooms (trays 9) (on certain single story plans) Celling fans in living room and primary bedroom (Box rated and wired for celling fans in all other bedrooms)   Inspections / Engineered by 3rd party State-Certified Engineer (HER) Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; store varies per fans in binne permit date) All foundation designs reviewed and stamped by 3rd party state-certified engineer.   Energy-efficiency Eadiant handing the state of the store and the st	Ventless gas log fireplace Ceramic tile floor in baths and utility Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze	3" paint grade baseboard and casing Insulated entry door (panel style may vary) Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas Enhanced light package including chandelier, island pendants, coach lights and vanity
Frame Engineered by 3rd Party State_Certified Engineer All foundation designs reviewed and stamped by 3rd party state-certified engineer.   FERS index energy efficiency rating performed hvice by 3rd party licensed inspector Reviewed and stamped by 3rd party state-certified engineer.   FERS index energy efficiency rating performed hvice by 3rd party licensed inspector Reviewed and stamped by 3rd party state-certified engineer.   FED lights thread and mastic sealed A/C ducts Realiant barrier roof decking   R-1 show-in insulation in esternal walls. Excludes garage Realiant barrier roof decking   Sil seal form gasket used under exterior framing against correcte to reduce air certified nome (homes permitted after 01/01/2024) Polyee (cauking around windows, doors and joints (energy efficient cauking party licensed inspector (every) home is tested) sore varies per plants knowe permitted after 01/01/2024   Form barnstallow in external walls. Excludes garage Finished 2-car garage with wall texture, trim and paint   With enable garage door opener with 2 remotes (2-car garages only) Finished 2-car garage with wall texture, trim and paint   Safety Installed state score perimeter walls to foundation   Korn Monoxide detectors Andro policit at scores perimeter walls to foundation   Korn Monoxide detectors Installed state score perimeter walls to foundation   Vise door hardware, including state score perimeter walls to foundation Score perimeter walls to foundation		Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans
HERS index nergy efficiency rating performed twice by and party licensed inspector (every home is tested; score varies per plan & home permit date) ELD lights throughout Readiant barrier roof decking Readiant barrier roof softword Readiant barrier roof decking Readiant barr	Inspections / Engineering	
LED lights throughout Radiant barrier rode keiling   Continuous ever rod ventilation Radiant barrier rode keiling   Preimeter faam insulation at slab Radiant barrier rode keiling   Preimeter faam insulation in external walls. Excludes garage Radiant barrier rode keiling   Sill seal faam gasket used under exterior framing, against concrete, to reduce air Gas heading of high efficient calking parond windows, doors and joints (energy efficient calking wi	HERS Index energy efficiency rating performed twice by 3rd party licensed inspector	All foundation designs reviewed and stamped by 3rd party state-certified engineer.
Continuous eave roof ventilation R-44 blown-in insulation in ättic   R-3 Perinter fram insulation in stabits R-46 blown-in insulation in ättic   R-3 Perinter fram insulation in external walls. Secludes garage Gas heating 56% efficient tankless water heater   R-15 blown-in insulation in external walls. Secludes garage Gas heating 56% efficient tankless water heater   Sull seal form gasket used under exterior framing, against concrete, to reduce air Dolvee thermaly file file from formores permitted after 01/01/2024)   Dewe Thermalphane tilten viny windows with seren (UF-Factors of .30 or less & SIGC Cefficient with argon gas of .26 or less)   Garage Pull-down attic access in garage (per plan) Finished 2-car garage with wall texture, trim and paint   With enabled garage door opener with 2 remotes (2-car garages only) Finished 2-car garage with wall texture, trim and paint   Safety Installed smoke detectors Anchor bolts that secure perimter walls to foundation   Oriented Strand Board (OSB) exterior walls to rafters/roof Minstalled smoke detectors   Oriented Strand Board (OSB) exterior walls to rafters/roof 2 Electrical outlet widual USB ports in kitchen   Occupancy sensor at utility room and painty door 2 Electrical outlet widual USB ports in kitchen   Occupancy sensor at utility room and painty door 2 Electrical outlet widual USB ports in pirmy bedroom	Energy-efficiency	
Pull-down attic access in garage (per plan) Finished 2-car garage with wall texture, trim and paint   Sefety Installed smoke detectors   Carbon Monoxide detectors Installed smoke detectors   Oriented Strand Board (OSB) exterior walls Installed smoke detectors   Tornado Straps that secure perimeter walls to rafters/roof Anchor bolts that secure perimeter walls to foundation   Smart Home Features 2 Electrical outlet w/dual USB ports in kitchen   Video doorbell with Chine at front entry 2 Electrical outlet w/dual USB ports in primary befroom   Video doorbell with Charging plug (220V 50Amp service; homes permitted after of 10/12024) 2 Electrical outlet w/dual USB ports in kitchen   Exterior Finishes 2 Electrical outlet w/dual USB ports in kitchen   Full sod Yoo doord freeze-proof exterior water spigots   Guttering over entry and AC pad (vary per plan) Wellington landscape package   Pix Kereiror with partial siding (varies per plan) Builder's limited one-year warranty   WWC New Howe limited 10/9-year warranty Builder's limited one-year warranty   Warrer Inte company's Syear warranty Manufacturer's limited acoling units warranty   Work New Howe limited 10/9-year warranty Manufacturer's limited acoling units warranty   Work New Howe limited 10/9-year warranty Manufacturer's limited	Continuous eave roof ventilation R-8 Perimeter foam insulation at slab R-8 Insulated and mastic sealed A/C ducts R-15 blown-in insulation in external walls. Excludes garage Sill seal foam gasket used under exterior framing, against concrete, to reduce air Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC	R-44 blown-in insulation in attic Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work Energy Star certified home (homes permitted after 01/01/2024) Polycel caulking around windows, doors and joints (energy efficient caulking package) HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector
Wife nabled garage door opener with 2 remotes (2-car garages only)   Safety   Carbon Monoxide detectors   Oriented Strand Board (OSB) exterior walls   Tornado Straps that secure perimeter walls to rafters/roof   Smart Home Features   Video doorbell with Chime at front entry   Occupancy sensor at utility room and party door   Occupancy sensor at utility room and party door   Video doorbell with Chime at front entry   Occupancy sensor at utility room and party door   Video doorbell with Chime at front entry   Occupancy sensor at utility room and party door   Video doorbell with Chime at front entry   Decupancy sensor at utility room and party door   Video doorbell with Chime at front entry   Occupancy sensor at utility room and party door   Video charging plug (220V 50Amp service; homes permitted after   01/101/2024)   Exterior Finishes   Full sod   Brick exterior with partial siding (varies per plan)   Brick exterior with partial siding (varies per plan)   Brick exterior with partial siding (varies per plan)   WC New Home limited 10-year warranty   RWC New Home limited 10-year warranty   Manufacturer's limited one-year warranty   WRVC	Garage	
Carbon Monoxide detectors Oriented Strand Board (0SB) exterior walls fornado Straps that secure perimeter walls to rafters/roof Installed smoke detectors Anchor bolts that secure perimeter walls to foundation Kwikset door hardware, including Smartkey functionality at all exterior doors   Smart Home Features 2 Electrical outlet w/dual USB ports in kitchen 2 Electrical outlet w/dual USB ports in primary bedroom Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode   Vide door hard with Chime at front entry Occupancy sensor at utility room and pantry door Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024) 2 Electrical outlet w/dual USB ports in kitchen 2 Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode   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 water spigots Minimum of 2 exterior water spigots Munimum of 2 exterior water spigots Munimum of 2 exterior water spigots Munimum of 2 exterior water spigots Munifacturer's limited 10-year warranty Manufacturer's limited 10-year warranty Manufacturer's limited 30-year shingle warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty   Kitchen *Price Pfister® kitchen faucet 3 magnatic input period fisher (neinter (tripped) fisher (neinter (tripped) fisher (neinter/stripped) 17 horsepower sink garbage disposal w/ air switch 15 horsepower sink garbage disposal w/ air switch		Finished 2-car garage with wall texture, trim and paint
Oriented Strand Board (OSB) exterior walls Anchor botts that secure perimeter walls to foundation   Tornado Straps that secure perimeter walls to rafters/roof Kwikset door hardware, including Smartkey functionality at all exterior doors   Smart Home Features 2 Electrical outlet w/dual USB ports in kitchen   Video doorbell with Chime at front entry 2 Electrical outlet w/dual USB ports in primary bedroom   Detertive (hich charging plug (220V 50Amp service; homes permitted after 01/01/2024) 2 Electrical outlet w/dual USB ports in primary bedroom   Exterior Finishes Wellington landscape package 2 Woodford freeze-periof exterior water spigots   Minimum of 2 exterior with partial siding (varies per plan) Minimum of 2 exterior waters proof electrical outlets   Warranties Termite don-year warranty Manufacturer's limited appliance warranty   WNC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited appliance warranty   Warratier Termite organy is 5-year warranty Water line for refrigerator icemaker   *Price Prister® kitchen faucet Tiefe brister@ inited no expear is spigot in primary bedroom   Sinck adding (select plans) Termite company is 5-year warranty   Warraties Manufacturer's limited appliance warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's l	Safety	
Video doorbell with Chime at front entry 2 Electrical outlet w/dual USB ports in kitchen   Occupancy sensor at utility room and pantry door 2 Electrical outlet w/dual USB ports in primary bedroom   Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024) 2 Electrical outlet w/dual USB ports in primary bedroom   Exterior Finishes Exterior Sinshes   Full sod Wellington landscape package   Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots   Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior water spigots   Brick exterior with partial siding (varies per plan) Builder's limited one-year warranty   WAurranties Builder's limited one-year warranty   YeWC New Home limited 30-year shingle warranty Manufacturer's limited apliance warranty   Kitchen Water line for refrigerator icemaker   *Price Pfister® kitchen faucet Water line for refrigerator icemaker   Scm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets   Pendant lights over bar or island (select plans) File backsplash up to the bottom of cabinets	Oriented Strand Board (OSB) exterior walls	Anchor bolts that secure perimeter walls to foundation
Occupancy sensor at utility room and pantry door 2 Electrical outlet w/dual USB ports in primary bedroom   Exterior Finishes Exterior Finishes   Full sod Wellington landscape package   Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots   Guttering over entry and AC pad (vary per plan) Willington landscape package   Brick exterior with partial siding (varies per plan) Wellington landscape package   Warranties Suider's limited one-year warranty   RVC New Home limited 10-year warranty Manufacturer's limited one-year warranty   Maufacturer's limited 30-year shingle warranty Manufacturer's limited nee year warranty   *Price Pfister® kitchen faucet Water line for refrigerator icemaker   Scm granite or quartz kitchen countertops Tiel backsplash up to the bottom of cabinets   Pendant lights over bar or island (select plans) It's horsepower sink garbage disposal w/ air switch	Smart Home Features	
Full sod Wellington landscape package   Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots   Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets   Brick exterior with partial siding (varies per plan) Minimum of 2 exterior waterproof electrical outlets   Warranties Emitted company's 5-year warranty   RWC New Home limited 10-year warranty Builder's limited one-year warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's limited appliance warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's limited heating & cooling units warranty   Kitchen *Price Pfister® kitchen faucet Water line for refrigerator icemaker   Scm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets   Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch   Lindermount single basin kitchens risk (triangless stool) Elst panel 30" refer (less upper sink garbage disposal w/ air switch	Occupancy sensor at utility room and pantry door Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Electric vehicle charging plug ( 220V 50Amp service; homes permitted after	2 Electrical outlet w/dual USB ports in primary bedroom
Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots   Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior water spigots   Brick exterior with partial siding (varies per plan) Minimum of 2 exterior water spigots   Warranties Builder's limited one-year warranty   RWC New Home limited 10-year warranty Builder's limited one-year warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's limited appliance warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's limited heating & cooling units warranty   Kitchen *Price Pfister® kitchen faucet Water line for refrigerator icemaker   3cm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets   Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch   Lindermount single basin kitchens stool Elst panel 30" refer lose upper kitchen upper kitchen version (chainets (chained (chained))	Exterior Finishes	
Termite company's 5-year warranty Builder's limited one-year warranty   RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's limited appliance warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's limited heating & cooling units warranty   Kitchen *Price Pfister® kitchen faucet   % or granite or quartz kitchen countertops Water line for refrigerator icemaker   Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch   Lindermount single basite kitchen sink (trainless steel) Fist panel 30" soft clease upper kitchen wood schipter (painted/stained)	Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan)	2 Woodford freeze-proof exterior water spigots
RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty   Manufacturer's limited 30-year shingle warranty Manufacturer's limited appliance warranty   Kitchen Water line for refrigerator icemaker   *Price Pfister® kitchen faucet Water line for refrigerator icemaker   3cm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets   Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch   Lindermount single basin kitchen sink (trainless steel) Fit panel 20" soft close upper kitchen wood schipter (painted/stained)	Warranties	
*Price Pfister® kitchen faucet Water line for refrigerator icemaker   3cm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets   Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch   Lindermount single basis kitchen sink (staipless steel) Fist panel 20" off close upper kitchen wood schipets (painted/staiped)	RWC New Home limited 10-year warranty	Manufacturer's limited appliance warranty
3cm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets   Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch   Undermount single basin kitchen sink (staipless steel) Elst panel 20" soft close upper kitchen wood schipets (painted/staiped)	Kitchen	
Buyer's Initials Buyer's Initials Seller's or its Representative's Initials	3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Undermount single basin kitchen sink (stainless steel)	Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch Elst page 120" soft class upper kitchen wood cabinets (painted/stained)
	Buyer's Initials Buyer's Initials	Seller's or its representative's initials

\* 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.

