



NEW HOME CONSULTANT Chris Hacker (405) 388-7817 Cell Phone (405) 364-9999 Model Home

**Community:** Bellatona

Model: 3901 Abingdon Drive, Norman, OK

73026



2209 Waterbrook Drive Norman, OK 73026

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Jul 03, 2025.

## From the Wellington Collection

Floor Plan: Brooke

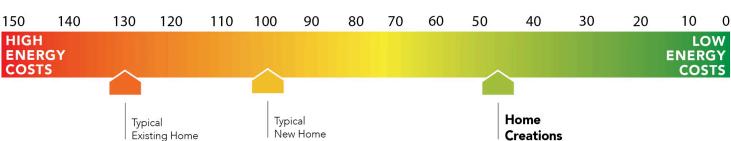
Square Feet: 1,876 (m.o.l.)

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







## **Included Features**

Address: 2209 Waterbrook Drive Price: \$None

Collection: The Wellington Collection Floor Plan: Brooke

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#### 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

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)

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

Energy Star certified home (homes permitted after 01/01/2024)

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)

### **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

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)

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)

Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

#### **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



