3823 Manderly Place
Norman, OK 73026

**HOME PRICED AT**

$238,467

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

From the Wellington Collection

**Floor Plan:** Lockard
**Square Feet:** 1,823 (m.o.l.)
**Bedrooms:** 4
**Bathrooms:** 2.0
**Garage:** 2 Car

This floor plan with a HERS Index Rating of 43 is:

- 63% 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: 3823 Manderly Place Price: $238,467
Collection: The Wellington Collection Floor Plan: Lockard
Square Feet: 1,823 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

Warranties
Builder’s limited one-year warranty
Termite company’s warranty
Manufacturer’s limited lifetime shingle 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

Energy-efficiency
Radiant Roof Barrier 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)
Polycaulk caulkng around windows, doors and joints (energy efficient caulking package)
R-8 Perimeter foam insulation under slab

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)

Exterior 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)

Interior Finishes
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)
Filtrete™ 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)
Interior doors (panel style may vary)

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)

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

Buyer’s Initials ___________________ Buyer’s Initials ___________________ Seller’s or its Representative’s Initials ___________________

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.