



NEW HOME CONSULTANT Chris Hacker (405) 388-7817 Cell Phone (405) 364-9999 Model Home **Community:** Bellatona **Model:** 3901 Abingdon Drive, Norman, OK 73026



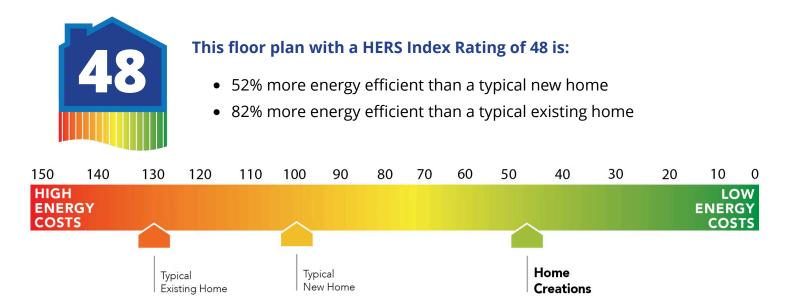
3824 Waterbrook Drive Norman, OK 73026



Price and availability are subject to change without prior notice. Accurate as of Jul 15, 2025.

From the Wellington Collection

Floor Plan: Andrew Square Feet: 1,543 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



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.





Safety

Included Features

Address: 3824 Waterbrook Drive Price: \$None

Collection: The Wellington Collection Floor Plan: Andrew

Square Feet: 1,543 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Ceramic tile floor

Price Pfister® bathroom faucet

Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Anchor bolts that secure perimeter walls to foundation Tornado Straps that secure perimeter walls to rafters/roof

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

Energy-efficiency

Copper electrical wiring

Exterior Finishes

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

(Homes permitted after November 1, 2024)

Brick mailbox with cast stone address block

Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)

Installed smoke detectors

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)

*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)

Construction / Plumbing / Electrical / Mechanical

*Schluter-KERDI Shower System behind all shower walls Radiant barrier roof decking

Fiberglass shower / tub combo in all secondary baths

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)

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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed

inspector (every home is tested; score varies per plan & home permit date)

Wellington landscape package 2 Woodford freeze-proof exterior water spigots

Minimum of 2 exterior waterproof electrical outlets

Warranties

Full sod

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 lifetime limited shingle warranty Manufacturer's limited heating & cooling units warranty

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) Kwikset door hardware, including Smartkey functionality at all exterior doors 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024) Electric vehicle charging plug (220V 50Amp service; homes permitted after Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple 01/01/2024) 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.

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.





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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)

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)

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)

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

