

NEW HOME CONSULTANT
Ella Fitzgerald
(405) 364-9999 Cell Phone
405-364-9999 Model Home

Community: Blue Ridge
Model: 4336 Blue Ridge Avenue, Norman, OK 73072



4084 Blue Ridge Avenue
Norman, OK 73072

HOME PRICED AT

$574,900

Price and availability are subject to change without prior notice. Accurate as of Nov 05, 2026.

From the Signature Collection

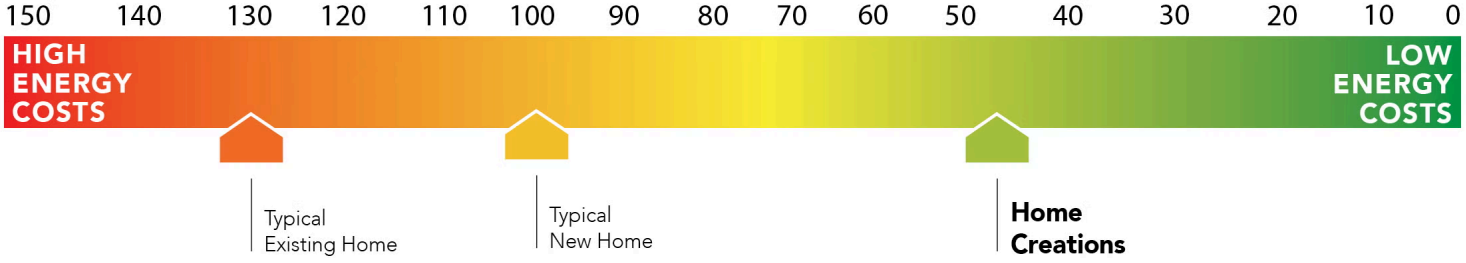
Floor Plan: Sutton
Square Feet: 3,264 (m.o.l.)
Bedrooms: 5
Bathrooms: 4.5
Garage: 3 Car





This floor plan with a HERS Index Rating of 52 is:

- 48% more energy efficient than a typical new home
- 78% more energy efficient than a typical existing home



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Included Features

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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
Price Pfister® bathroom faucet
Doorless shower in primary bathroom
Metal framed mirrors in Primary and powder bath
Steel tub with tiled walls in secondary bathroom(s)
2 cm granite or quartz bathroom countertops with 4" backsplash
Tiled shower walls to the ceiling and tile-surrounded free-standing tub in Primary Bath (varies per plan)
Upgraded ceramic tile floor
Framed mirrors in Secondary baths
Head knockers included in all bathrooms
Light over primary bath showers (varies per plan)
*Schluter-KERDI Shower System behind all shower walls
Rain Shower Head in Primary Bath Shower (Homes permitted after January 1, 2025)

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
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)
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
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)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
*Uponor AquaPEX tubing for water lines
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
6 mil poly moisture barrier under slab
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 160 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Exterior Finishes

3-car garage
Gas line to patio
Covered back/front patios
Septic System (if required)
Brick mailbox with cast stone address block
Guttering over entry and AC pad (vary per plan)
Signature landscaping package including stone border
8/12 roof pitch
Sprinkler Loop at Garage
Enhanced exterior accents
Up to 10,000 square feet of sod
2 Woodford freeze-proof exterior water spigots
Minimum of 3 exterior waterproof electrical outlets
Brick exterior with partial siding (varies per plan)

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 engineer.
HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Garage

Pull-down attic access in garage (per plan)
Epoxy floor finish in garage (homes permitted after 12/1/21)
Finished 3-car garage with wall texture, trim and paint
Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes

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Interior Finishes

Square corners
3” paint grade casing
Ventless gas log fireplace - elevated
Upgraded ceramic tile in baths and utility
Rocker switches (homes permitted after 5/1/23)
Select 8’ Interior Doors – Locations Vary Per Plan
Deako Rocker Switches (Homes permitted after 11/1/24)
Insulated entry door with glass insert (panel style may vary)
Wood look tile in kitchen, dining, living room, entry and halls
Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold
Hand textured walls
5” paint grade baseboard
10' seasonal storage in primary closet
Ceiling fans in all bedrooms and living room
10’ ceilings on first floor on select floor plans
Ceiling Fans in Bonus & Family Rooms (Varies by plan)
Faux beams standard in common areas (varies per plan)
Pantry door with frosted glass (homes permitted after 11/1/24)
Pediment treatments in main living areas (locations vary per plan)
Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

Kitchen

Sweep outs at toe-kick
Decorative vented hood to outside
Water line for refrigerator icemaker
Built-in trash can drawer in the kitchen island
Pot filler (Homes permitted after January 1, 2025)
Extended cabinet and countertop depth 2” at cooktop
Full extension drawer glides and soft-close hinges on cabinets
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood

*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36” 5-Burner Gas Cooktop

*Price Pfister® kitchen faucet
LED under cabinet lights in kitchen
3 cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
1/3 horsepower sink garbage disposal w/ air switch
Soft close drawers (on cabinets delivered after 02/01/2024)
Single basin undermount farm sink (stainless steel) or workstation sink
Soft-close 36" upper kitchen wood cabinets to ceiling (up to 10’ ceilings, varies per plan) (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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