

NEW HOME CONSULTANT
Sarah Murray
 (405) 837-0337 Cell Phone
 (405) 364-9999 Model Home

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

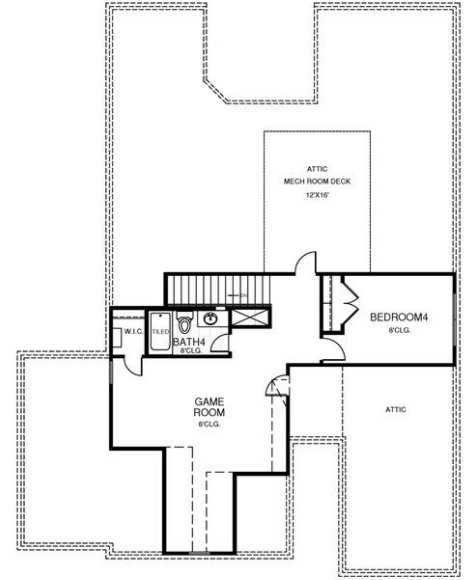
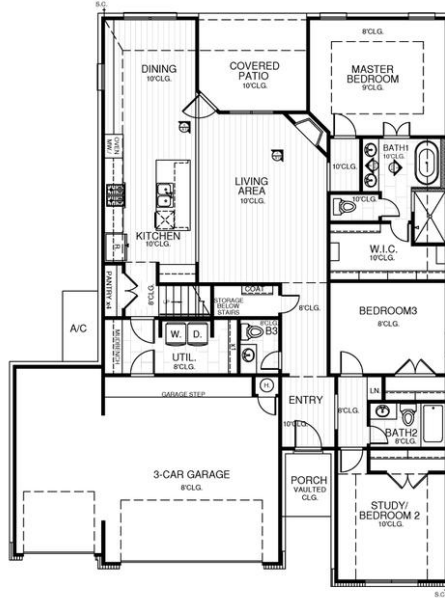


4132 Blue Ridge Avenue
Norman, OK 73072

HOME PRICED AT
\$417,951

Price and availability are subject to change without prior notice. Accurate as of Jul 23, 2021.

- Floor Plan:** Westen
- Square Feet:** 2,549 (m.o.l.)
- Bedrooms:** 4
- Bathrooms:** 3.5
- Garage:** 3 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.





Included Features

Address: 4132 Blue Ridge Avenue **Price:** \$417,951

Floor Plan: Westen

Square Feet: 2,549 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.5 **Garage:** 3 Car

Bathroom

*Price Pfister® bathroom faucet
Steel tub with tiled walls in hall bathroom
Framed mirror
2 cm Quartz countertops
Free-standing tub in master bathroom
Doorless shower in master bathroom
Tile to ceilings in bathrooms
Upgraded backsplash for bathrooms and showers (given allowance)

Ceramic tile floor in baths
Tiled shower and tile-surrounded garden tub in master bath
*Schluter-KERDI Shower System
Light in master bathroom showers
Enhanced mirrors in master bathroom (varies per plan)
Head knockers included in all bathrooms
Rectangular or decorative tile in bathrooms and utility rooms

Interior Finishes

10' seasonal storage in master closet (select plans)
Insulated entry door with glass insert (panel style may vary)
Crown molding in entry, living, kitchen, dining and master bedroom
Hand textured walls
Eggshell paint (except closets)
Bullnose corners (vary per plan)
Seasonal storage in master closet
Additional USB Outlet in master
Overhead cabinet, shelf and clothing rod in utility room
2 Electrical outlets w/dual USB port (kitchen & master bedroom)
Fireplace finish to ceiling
Finished 3-car garage with wind resistant steel insulated garage door
Ceiling fans in all bedrooms and family rooms
Pediment treatments over main doorways

Garage door opener with 2 remotes (2-car garages only)
Pull-down attic access in garage (in single story plan)
Decorative trim on 3 doors in prominent areas
*Filtrete™ Air Filtration Systems
Locate alarm box in coat closet
LED lights throughout
Locate PRV/shutoff in bedroom 3 closet
Double or Single French Back Door with Built-in Blinds
Upgraded light package
Wood tile in kitchen, dining, living room, entry and halls
One interior accent color
Door hardware (oil rubbed bronze or satin nickel)
Trim and pediment for living room windows
Coffered ceilings or beams and/or vaulted ceilings in living room (varies per plan)

Energy-efficiency

97% efficient tankless water heater
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
R-15 blown-in insulation in external walls. Excludes garage
R-8 Perimeter foam insulation under slab

Radiant Barrier Roof Decking
R-8 Insulated and mastic sealed A/C ducts
Polycell caulking around windows, doors and joints (energy efficient caulking package)
R-19 batt insulation in sloped ceiling
Eave roof ventilation
Gas heating 96% high efficiency furnace and duct work
R-44 blown-in insulation in attic

Construction / Plumbing / Electric / Mechanical

HVAC in attic
Atlas HP42 130-MPH rated shingles
Electric dryer connection in utility room
Category 5 structured wiring
Protective ground fault interrupter circuits
*Uponor AquaPEX tubing for water lines
Copper electrical wiring

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Heat-taped condensation lines (attic only)
16 SEER electrical central air conditioning
RG6 quad shield cable wiring (at least 4 cable outlets)
Enhanced modified slab on grade

Safety

Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls

Smart Panel Security System
*Kwikset SmartCode Touchpad Electronic Deadbolt
Installed smoke detectors
*Kwikset Smart Key locks and hardware

Exterior Finishes

Concrete patio (vary per plan)
8/12 roof pitch
3080 front door
Semi-gloss exterior paint
Guttering over entry and AC pad (vary per plan)
10,000 square feet of sod
*Two Woodford Freeze-Proof Exterior Water Spigots
Gas line to patio
Larger gable-covered back/front patios
Septic System

Extra C/T outlet & outlet at covered patio
Minimum of 2 exterior waterproof electrical outlets
3 exterior paint colors
Shutters and/or dormers (vary per plan)
Brick mailbox with address stone
Brick exterior (partial siding on some plans)
Stone accents (per elevation)
Larger gable-covered back/front patios
3-car garage with upgraded garage door
Platinum landscape package with stone border

Warranties

Manufacturer's limited appliance warranty
RWC New Home limited 10-year warranty
Builder's limited one-year warranty

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

Kitchen

Cabinet hardware
1/3 horsepower sink garbage disposal
*Price Pfister® kitchen faucet
Decorative vented hood to outside

Kitchen hardware for cabinets and drawers
Sweep outs at toe-kick

Pendant lights over bar or island (selected plans)
Water line for refrigerator icemaker
Upper cabinets to ceiling
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, electric built-in oven (homes permitted after 05/01/19)
Full extension drawer glides and soft-close hinges on cabinets
Painted cabinets (1 color)

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.

