



NEW HOME CONSULTANT
Kelli Beaney
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Community: Eagle Cliff South
Model: 4312 Eagle Cliff Drive, Norman, OK
 73072



1117 Osprey Drive
Norman, OK 73072

SOLD

Price and availability are subject to change without prior notice. Accurate as of Dec 04, 2022.

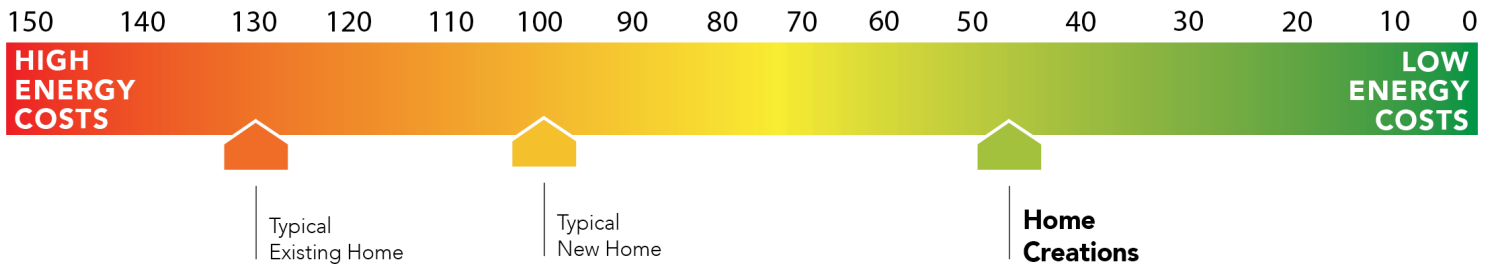
From the Wellington Collection

Floor Plan: Bella
Square Feet: 1,722 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



This floor plan with a HERS Index Rating of 44 is:

- 56% more energy efficient than a typical new home
- 86% 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: 1117 Osprey Drive **Price:** \$267,816

Collection: The Wellington Collection **Floor Plan:** Bella

Square Feet: 1,722 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Bathroom

*Price Pfister® bathroom faucet
Framed mirror
Tiled shower and garden tub in master bath
*Schluter-KERDI Shower System

Fiberglass shower / tub combo in hall bath
Light in master bathroom showers
1.6 cm quartz countertops with 4" backsplash and choice of undermount sink
Choice of tile floor in baths (depends on construction stage)

Interior Finishes

3 1/4" paint grade baseboard
Garage door opener with 2 remotes (2-car garages only)
Insulated entry door (panel style may vary)
Enhanced light package with light fixture and door hardware

Hand textured walls
Bullnose corners (vary per plan)
LED lights throughout
Wood-look tile flooring throughout entry, main living, dining, kitchen and 1st floor hallways

Interior doors (panel style may vary)
4 1/4" paint grade crown molding (in selected areas per plan)
Pull-down attic access in garage (in single story plan)
Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Finished 2-car garage with wind resistant steel insulated garage door
Ventless gas log fireplace
Ecobee3 Lite Thermostat (homes permitted after 12/01/2021)

Inspections / Engineering

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

Energy inspection performed twice on all homes to verify installation quality of all energy features

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
Polycel 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

6 mil moisture poly under slab
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
App Enabled Garage Door Opener (homes permitted after 12/01/2021)

Leviton Smart Switches (homes permitted after 12/01/21)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room
Category 5 structured wiring
Protective ground fault interrupter circuits
*Uponor AquaPEX tubing for water lines
Copper electrical wiring
Wi-fi (4) switches installed at Garage Coach, Porch, Entry hall, + Master Bed (homes permitted after 12/01/2021)

Safety

Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
Sheetrock screwed to studs/walls (exception Barrel Ceilings)
Occupancy sensor at utility room (homes permitted after 12/01/2021)

Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
*Kwikset Smart Key locks and hardware
*Plasma Air 600 series (homes framed after 02/01/2021)

Exterior Finishes

Concrete patio (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Semi-gloss exterior paint
Brick mailbox with address stone
Wellington landscape package

Full Sod (homes sold after 2/5/2021)
Brick exterior (partial siding on some plans)
Guttering over entry and AC pad (vary per plan)
Two Freeze-Proof Exterior Water Spigots
Keyless Smart Entry Door Lock (homes permitted after 12/01/2021)

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 30-year shingle warranty

Kitchen

LED Under Cabinet Lighting (on selected plans)
1/3 horsepower sink garbage disposal
*Price Pfister® kitchen faucet
Flat panel 30" soft-close upper kitchen wood cabinets with European hinges

Under mount kitchen sink (stainless steel)
Painted cabinets - 1 color (homes permitted after 9/1/2021)
Occupancy Switch at Pantry Door (homes permitted after 12/01/2021)

Pendant lights over bar or island (select plans)
Water line for refrigerator icemaker
3 cm granite or quartz kitchen countertops with tiled backsplash
*Samsung stainless steel dishwasher, over the range microwave and free-standing gas range
Disposal switch located beside kitchen faucet on all kitchen islands (per plan)
Wi-fi Oven in Range (homes permitted after 12/01/2021)

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.

