



NEW HOME CONSULTANT
Mandy Roberts
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Community: Crystal Hill Estates
Model: 9100 SW 47th Street, Oklahoma City, OK 73179



4605 Crystal Clear Lane
Oklahoma City, OK 73179

HOME PRICED AT

\$169,995

Price and availability are subject to change without prior notice. Accurate as of Oct 24, 2020.

From the Village Collection

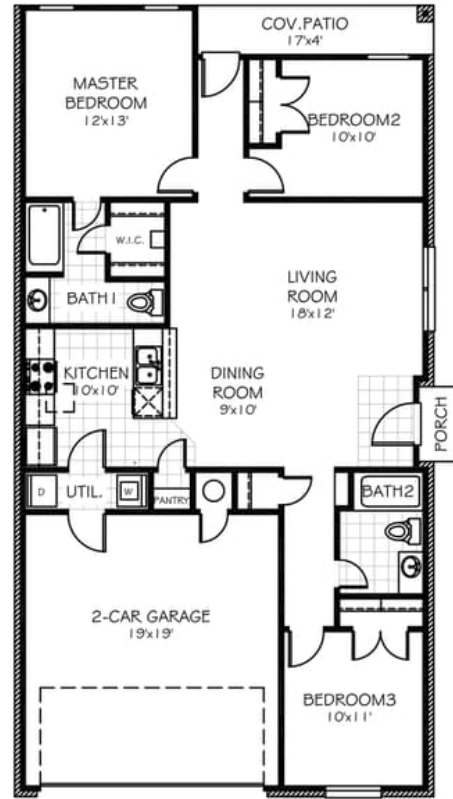
Floor Plan: Clover

Square Feet: 1,237 (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.





Included Features

Address: 4605 Crystal Clear Lane **Price:** \$169,995

Collection: The Village Collection **Floor Plan:** Clover

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Warranties

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

Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty
RWC New Home limited 10-year warranty

Safety

Oriented Strand Board (OSB) exterior walls
ADT Command Panel Security System

Kwikset Smart Key locks and hardware
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)
Installed smoke detectors
Carbon Monoxide Sensor

Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof

Energy-efficiency

Radiant Barrier Roof 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)

Eave roof ventilation
R-8 Insulated and mastic sealed A/C ducts
R-19 batt insulation in sloped ceiling
R-44 blown-in insulation in attic
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
97% efficient tankless water heater

Polycel caulking 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)

Electric dryer connection in utility room
Atlas HP42 130 MPH rated shingles with 3M Scotchgard Protector
16 SEER electrical central air conditioning
Uponor AquaPEX tubing for water lines
Enhanced modified slab on grade
Exterior 2 x 4 stud-grade lumber walls (16" on center)

Exterior Finishes

Brick mailbox (may vary due to location of property)
Two Woodford Freeze-Proof Exterior Water Spigots
6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)
Shutters and/or dormers (vary per plan)
Semi-gloss exterior paint

Concrete patio (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Full Sod
Guttering over entry and AC pad (vary per plan)
Brick exterior with Smart Trim siding on back

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
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
Combo flooring- Ceramic tile floors in select areas and wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas
2 1/4" paint grade baseboard
Hand textured walls
Garage pre-wired for garage door opener

Ceiling fans in living room and master bedroom
Box rated for ceiling fans in all other bedrooms
Pull-down attic access in garage (in single story plan)
Overhead cabinet, shelf and clothing rod in utility room
Light fixture package (includes wiring & installation)
Ceramic tile floors in entry
Ceramic tile floor in kitchen
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
2 cm granite or quartz kitchen countertops with travertine

Water line for refrigerator icemaker
Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)
Price Pfister® kitchen faucet

Factory Built Cabinets (homes permitted after 11/1/18)

Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
Fiberglass shower / tub combo in master bath

Fiberglass shower / tub combo in hall bath
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.

