



NEW HOME CONSULTANT
Holly McGowen
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Community: Crystal Hill Estates
Model: 9201 SW 45th Terrace, Oklahoma City,
 OK 73179



4608 Crystal Hill Drive
Oklahoma City, OK 73179

HOME PRICED AT
\$227,495

Price and availability are subject to change without prior notice. Accurate as of Sep 25, 2021.

From the Village Collection

Floor Plan: Bradford
Square Feet: 1,416 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



This floor plan with a HERS Index Rating of 43 is:

- 63% more energy efficient than a typical new home
- 100% 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: 4608 Crystal Hill Drive **Price:** \$227,495

Collection: The Village Collection **Floor Plan:** Bradford

Square Feet: 1,416 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Bathroom

*Price Pfister® bathroom faucet
Ceramic tile floor
2 cm Quartz bathroom countertops with undermount sink (homes permitted after 08/01/2021)

Fiberglass shower / tub combo in hall bath
Fiberglass shower / tub combo in master bath

Interior Finishes

Interior doors (panel style may vary)
2 1/4" paint grade baseboard
Insulated entry door (panel style may vary)
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel) - includes wire and installation
Hand textured walls
Finished 2-car garage with wind resistant steel insulated garage door
2 Electrical outlets w/dual USB port (kitchen & master bedroom)

Garage pre-wired for garage door opener
Box rated and wired for ceiling fans in all other bedrooms
Pull-down attic access in garage (in single story plan)
Light fixture package (includes wiring & installation)
Ceiling fans in living room and primary bedroom
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Overhead cabinet, shelf and clothing rod in utility room
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
Wood look tile in living / kitchen / dining (selected homes only)

Ceramic tile floor in entry, living room and dining area (homes permitted after 08/1/2021)

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

Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)
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
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)

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 exterior with Smart Trim siding on back
*Two Woodford Freeze-Proof Exterior Water Spigots

Full Sod (homes sold after 2/5/2021)
Brick mailbox (may vary due to location of property)
Guttering over entry and AC pad (vary per plan)
Shutters and/or dormers (vary per plan)

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

Ceramic tile floor
1/3 horsepower sink garbage disposal
2 cm granite or quartz kitchen countertops with travertine backsplash
Flat panel soft-close upper kitchen wood cabinets (homes permitted after 08/01/2021)
Painted cabinets (selected homes only)

*Price Pfister® kitchen faucet
Water line for refrigerator icemaker
*Samsung stainless steel dishwasher, over the range microwave and free-standing gas range
Paint grade standard cabinets

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.

