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

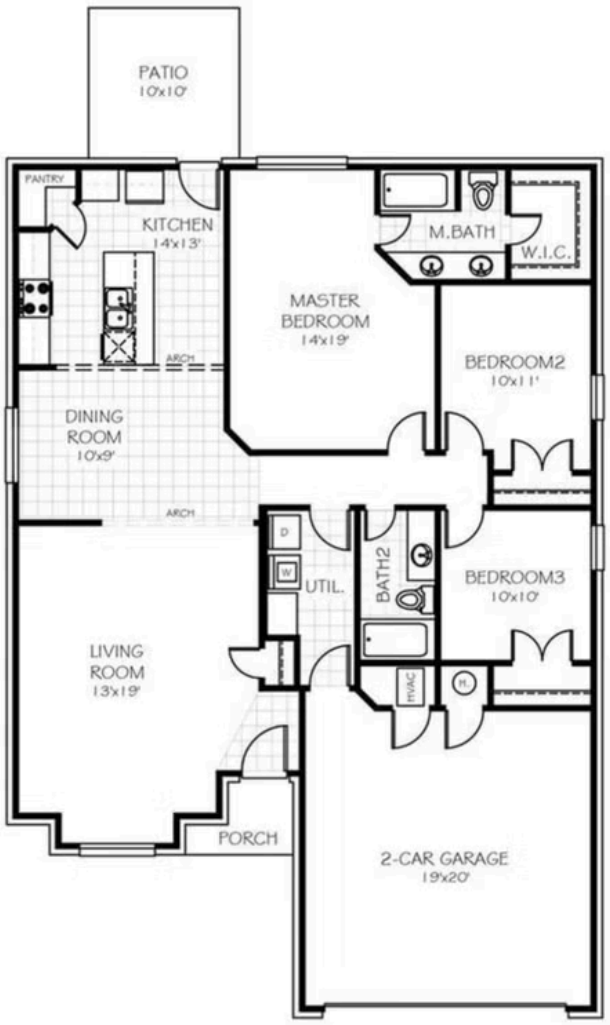
9101 SW 45th Terrace
Oklahoma City, OK 73179

SOLD

Price and availability are subject to change without prior notice. Accurate as of Oct 07, 2026.

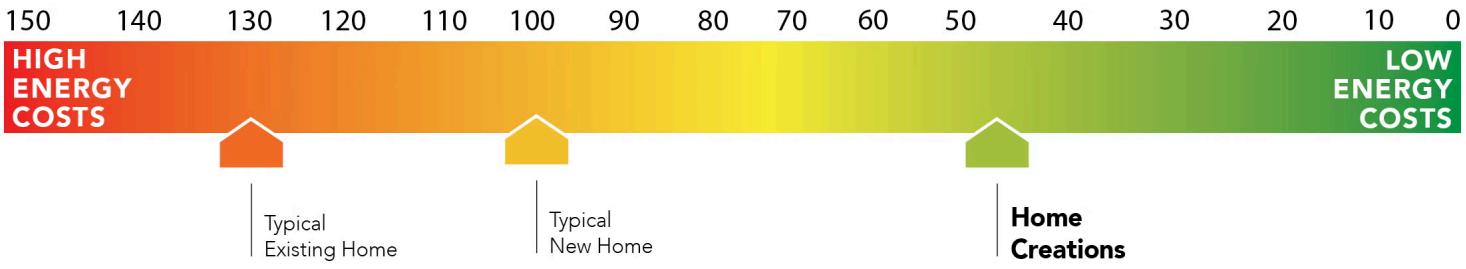
From the Village Collection

Floor Plan: Charleston
Square Feet: 1,495 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



This floor plan with a HERS Index Rating of 47 is:

- 53% more energy efficient than a typical new home
- 83% 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: 9101 SW 45th Terrace **Price:** $None
Collection: Village Collection **Floor Plan:** Charleston
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Safety

Carbon Monoxide detectors
Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
Anchor bolts that secure perimeter walls to foundation

Bathroom

Undermount sinks
1.6 engineered marble countertops with 4" backsplash
*Schluter-KERDI Shower System behind all primary shower walls
*Price Pfister® bathroom faucet (choice of satin nickel or black)
Ceramic tile floor
Fiberglass shower / tub combo in all secondary baths
One piece 3x5 insert w/ tile surround enclosure in primary bath

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
6 mil poly moisture barrier under slab
Electric dryer connection in utility room
Enhanced modified slab on grade foundation
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
*Uponor AquaPEX tubing for water lines
Heat-taped condensation lines (attic only)
Protective ground fault interrupter circuits
Exterior 2 x 4 stud-grade lumber walls (16" on center)
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Exterior Finishes

Full sod
2 Woodford freeze-proof exterior water spigots
Minimum of 2 exterior waterproof electrical outlets
Brick mailbox *may not be available in every community
Village landscaping package
Guttering over entry and AC pad (vary per plan)
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)
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)
Finished 2-car garage with wall texture, trim and paint

* 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.

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Interior Finishes

Square corners
3” paint grade baseboard and casing
Insulated entry door (panel style may vary)
Enhanced lighting package including chandelier and coach lights
Raised 10' ceiling in living areas and Primary bedrooms (in single story plan)
Wall-to-Wall plush cut loop berber carpet with 1/2” 6 lb. pad in all bedrooms and bedroom closets
Hand textured walls
Ceramic tile floor in bathrooms and utility
Deako Rocker Switches (Homes permitted after 11/1/24)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Standard wood-look tile selections in living room, dining, kitchen, entry and hall
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Kitchen

*Price Pfister® kitchen faucet
2 cm granite or quartz kitchen countertops
1/3 horsepower sink garbage disposal w/ air switch
Single bowl stainless steel 8” deep under mount kitchen sink
Water line for refrigerator icemaker
Tiled backsplash up to the bottom of cabinets
30" soft-close upper kitchen wood cabinets (painted/stained)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

Smart Home Features

Wifi-Enabled Samsung Range
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)
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)

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