



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



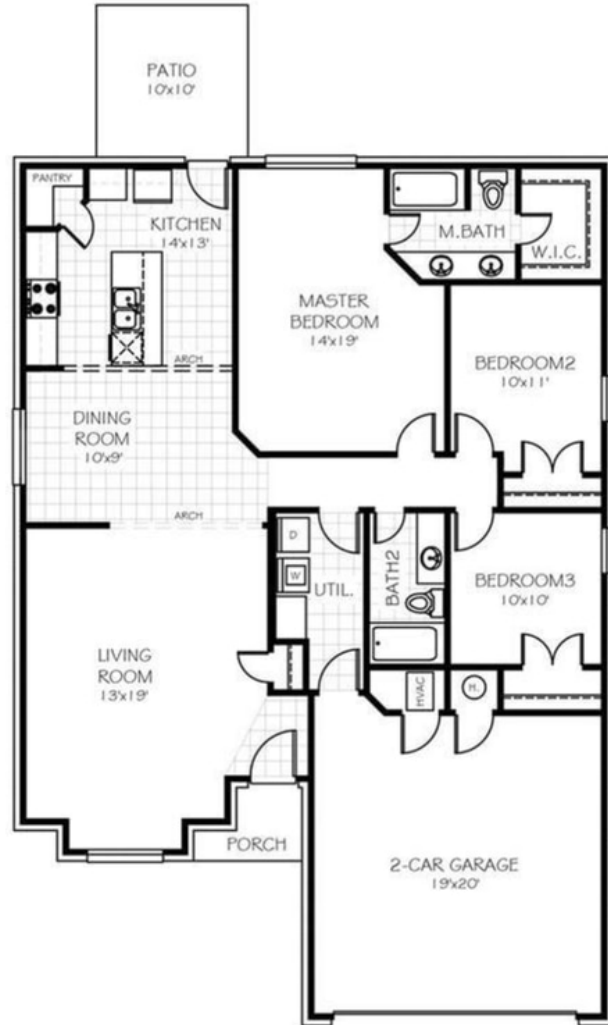
9101 SW 45th Terrace
Oklahoma City, OK 73179

SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 18, 2021.

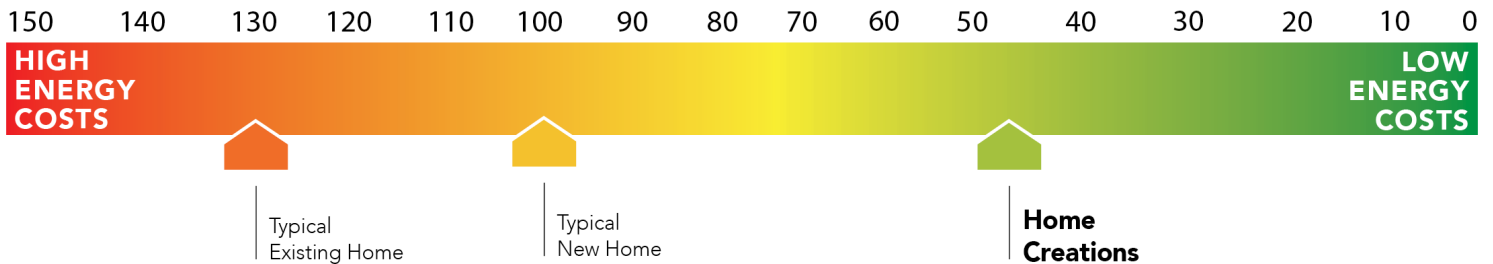
From the Sonoma Collection

Floor Plan: Charleston
Square Feet: 1,556 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



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

- 64% more energy efficient than a typical new home
- 120% 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:** \$226,033

Collection: The Sonoma Collection **Floor Plan:** Charleston

Square Feet: 1,556 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
Ceramic tile floor in baths

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)
Pull-down attic access in garage (in single story plan)

Light fixture package (includes wiring & installation)
Hand textured walls
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Double or Single French Back Door with Built-in Blinds
2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)

Garage pre-wired for garage door opener
Box rated for ceiling fans in all other bedrooms
Ceramic tile floors in entry
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
Ceiling fans in living room and master bedroom
Filtrete™ Air Filtration Systems
Finished 2-car garage with wind resistant steel insulated garage door
Overhead cabinet, shelf and clothing rod in utility room
Single French back door with built-in blinds (vary per plan)
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

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
Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
Kwikset Smart Key locks and hardware

ADT Command Panel Security System
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)

Plasma Air 600 series (homes framed after 02/01/2021)

Exterior Finishes

Concrete patio (vary per plan)
Full Sod (homes sold after 2/5/2021)
Brick mailbox (may vary due to location of property)
Shutters and/or dormers (vary per plan)
Two Woodford Freeze-Proof Exterior Water Spigots

Combo Brick Exterior and Siding on Back (Varies per Plan)
Minimum of 2 exterior waterproof electrical outlets
Semi-gloss exterior paint
Guttering over entry and AC pad (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

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

1/3 horsepower sink garbage disposal
Staggered custom built flat panel wood cabinets with European hinges
2 cm granite or quartz kitchen countertops with travertine

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.

