9105 SW 45th Terrace
Oklahoma City, OK 73179

HOME PRICED AT
$186,219

Price and availability are subject to change without prior notice. Accurate as of Nov 29, 2020.

From the Sonoma Collection

Floor Plan: Lexington
Square Feet: 1,301 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

This floor plan with a HERS Index Rating of 45 is:

- 65% 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: 9105 SW 45th Terrace  Price: $186,219
Collection: The Sonoma Collection  Floor Plan: Lexington
Square Feet: 1,301 (m.o.l.)  Bedrooms: 3  Bathrooms: 2.0  Garage: 2 Car

Warranties
- Builder’s limited one-year warranty
- Termite company’s warranty
- Manufacturer’s limited appliance warranty
- Manufacture’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
- Anchor bolts that secure perimeter walls to foundation
- Tornado Straps that secure perimeter walls to rafters/roof
- 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

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)
- Polycel caulking around windows, doors and joints (energy efficient caulking package)
- R-8 Perimeter foam insulation under slab
- 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

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
- 16 SEER electrical central air conditioning
- Uponor AquaPEX tubing for water lines
- 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.)
- Guttering over entry and AC pad (vary per plan)
- Semi-gloss exterior paint
- Concrete patio (vary per plan)
- Minimum of 2 exterior waterproof electrical outlets
- Front and side yard sod
- Combo Brick Exterior and Siding on Back (Varies per Plan)
- Shutters and/or dormers (vary per plan)

Interior Finishes
- 2 Electrical outlets w/duaUSB 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
- Double or Single French Back Door with Built-In Blinds
- Ceiling fans in living room and master bedroom
- Pull-down attic access in garage (in single story plan)
- Overhead cabinet, shelf and clothing rod in utility room
- Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
- Ceramic tile floors in entry
- Single French back door with built-in blinds (vary per plan)
- 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
- Ceramic tile floor (Kitchen and Dining area)
- Staggered custom built flat panel wood cabinets with European hinges
- 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

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