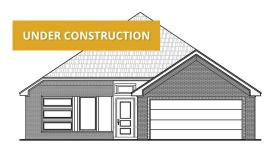




**Community:** Palermo Place Villas

Model: 14112 Celeste Lane, Oklahoma City, OK

73170



13917 Marsala Court Oklahoma City, OK 73170

#### **HOME PRICED AT**

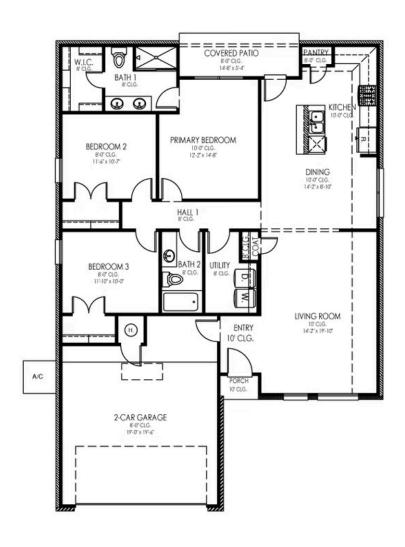
\$304,500

Price and availability are subject to change without prior notice. Accurate as of Nov 04, 2025.

## From the Village Elite Collection

Floor Plan: Charleston Elite Square Feet: 1,506 (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

150 140 130 120 100 90 70 60 50 40 30 20 10 110 80 0 HIGH LOW **ENERGY** ENERGY COSTS Home Typical Typical New Home Existing Home Creations





# **Included Features**

Address: 13917 Marsala Court Price: \$304,500

Collection: Village Elite Collection Floor Plan: Charleston Elite

Square Feet: 1,506 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

#### **Interior Finishes**

Square corners

3" paint grade baseboard and casing

Insulated entry door (panel style may vary) Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

in all other bedrooms)

Hand textured walls

Ceramic tile floor in baths and utility

Deako Rocker Switches (Homes permitted after 11/1/24)

Standard wood-look tile selections in living room, dining, kitchen, entry and hall Enhanced light package including chandelier, island pendants, coach lights and vanity

lights (varies per plan)

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 Framed mirrors in all baths

Fiberglass shower / tub combo in hall bath

2 cm granite or quartz countertops with 4" backsplash

\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor

Tiled shower in master bath

Light over primary bath showers (varies per plan)

\*Schluter-KERDI Shower System behind all shower walls

**Energy-efficiency** 

Radiant barrier roof decking R-44 blown-in insulation in attic

Up to 96% efficient tankless water heater

Gas heating 96% high efficiency furnace & duct work

Polycel caulking around windows, doors and joints (energy efficient caulking package)

Continuous eave roof ventilation

R-8 Perimeter foam insulation at slab R-8 Insulated and mastic sealed A/C ducts

R-15 blown-in insulation in external walls. Excludes garage 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 Heat-taped condensation lines (attic only)

15.2 SEER electrical central air conditioning

Sheetrock screwed to studs/walls (except Barrel Ceilings)

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

Sheetrock screwed to studs/walls

\*Uponor AquaPEX tubing for water lines

Enhanced modified slab on grade foundation Protective ground fault interrupter circuits

Exterior 2 x 4 stud-grade lumber walls (16" on center)

\*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)

**Exterior Finishes** 

Full sod

Brick on back of home

Upgraded glass front door

Guttering over entry and AC pad (vary per plan)

Minimum of 2 exterior waterproof electrical outlets

8/12 roof pitch

Enhanced exterior accents

2 Woodford freeze-proof exterior water spigots

Wellington Landscaping Package with Stone Border

Brick mailbox with cast stone address block (varies per community)

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)

**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

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)

motion sensor switch) (Homes permitted 11/1/24)

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



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.





# **Included Features**

Address: 13917 Marsala Court Price: \$304,500

Collection: Village Elite Collection Floor Plan: Charleston Elite

Square Feet: 1,506 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

#### Kitchen

Price Pfister kitchen faucet
3cm granite or quartz kitchen countertops
Undermount single basin kitchen sink (stainless steel)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

Water line for refrigerator icemaker 1/3 horsepower sink garbage disposal w/ air switch 30" soft-close upper kitchen wood cabinets (painted/stained)



