



NEW HOME CONSULTANT
Chris Hacker
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Community: Palermo Place Villas
Model: 14112 Celeste Lane, Oklahoma City, OK
 73170

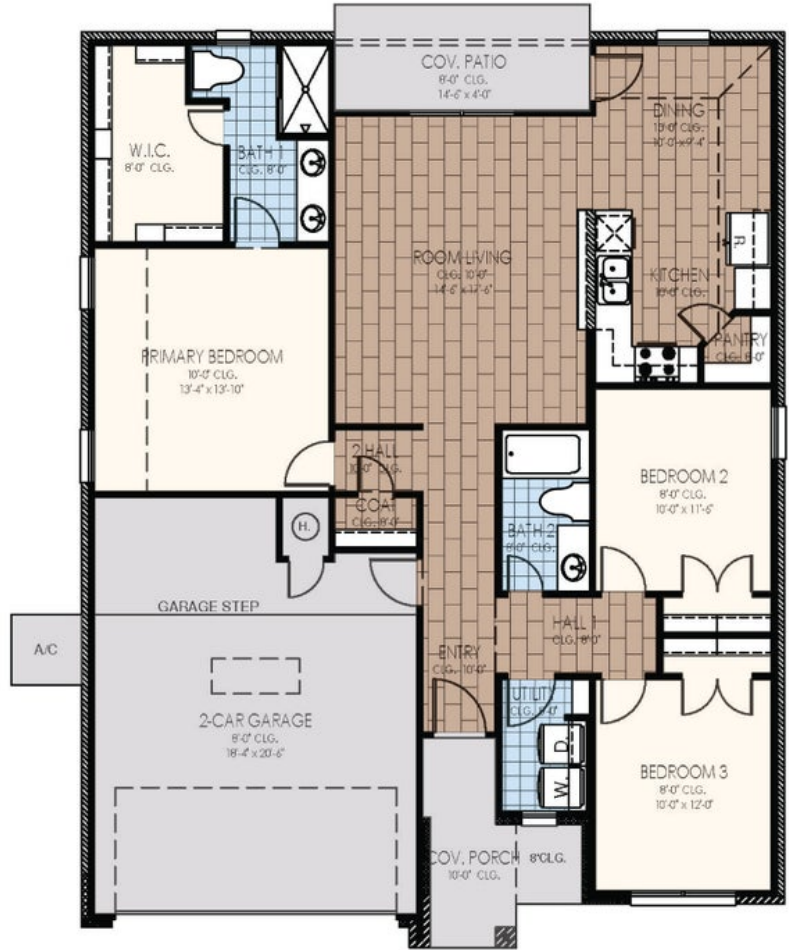


940 SW 139th Street
Oklahoma City, OK 73170

SOLD

Price and availability are subject to change without prior notice. Accurate as of Feb 13, 2025.

Floor Plan: Bradford Elite
Square Feet: 1,427 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



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: 940 SW 139th Street **Price:** \$279,990

Floor Plan: Bradford Elite

Square Feet: 1,427 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

<ul style="list-style-type: none"> Copper electrical wiring *Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Enhanced modified slab on grade foundation 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 	<ul style="list-style-type: none"> Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab Heat-taped condensation lines (attic only) 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)
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Bathroom

<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Ceramic tile floor Tiled shower in master bath Light over primary bath showers (varies per plan) *Schluter-KERDI Shower System behind all shower walls
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Interior Finishes

<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> 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)
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Inspections / Engineering

<ul style="list-style-type: none"> All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer. 	<ul style="list-style-type: none"> HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
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Energy-efficiency

<ul style="list-style-type: none"> 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 Energy Star certified home (homes permitted after 01/01/2024) Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less) 	<ul style="list-style-type: none"> 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 Polycel caulking around windows, doors and joints (energy efficient caulking package)
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Garage

<ul style="list-style-type: none"> Pull-down attic access in garage (per plan) Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) 	<ul style="list-style-type: none"> Finished 2-car garage with wall texture, trim and paint
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Safety

<ul style="list-style-type: none"> Installed smoke detectors Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roof 	<ul style="list-style-type: none"> Carbon Monoxide detectors Anchor bolts that secure perimeter walls to foundation
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Smart Home Features

<ul style="list-style-type: none"> Wifi-Enabled Samsung Range 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) 	<ul style="list-style-type: none"> Video Doorbell with Free Storage and Playback Data Feature 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)
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Exterior Finishes

<ul style="list-style-type: none"> Full sod Brick on back of home Upgraded glass front door 2 Woodford freeze-proof exterior water spigots Wellington Landscaping Package with Stone Border 	<ul style="list-style-type: none"> 8/12 roof pitch Enhanced exterior accents Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets
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Warranties

<ul style="list-style-type: none"> Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's lifetime limited shingle warranty 	<ul style="list-style-type: none"> Builder's limited one-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty
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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.





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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)

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