



NEW HOME CONSULTANT
Steven Duong
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Community: Palermo Place
Model: 14112 Celeste Lane, Oklahoma City, OK
 73170



1216 SW 140th Street
Oklahoma City, OK 73170

HOME PRICED AT
\$354,990

Price and availability are subject to change without prior notice. Accurate as of Jun 04, 2023.

From the Elite Collection

Floor Plan: Brooke Elite
Square Feet: 1,876 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



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

- 56% more energy efficient than a typical new home
- 86% 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: 1216 SW 140th Street **Price:** \$354,990

Collection: The Elite Collection **Floor Plan:** Brooke Elite

Square Feet: 1,876 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

6 mil moisture poly under slab
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Heat-taped condensation lines (attic only)
15.2 SEER electrical central air conditioning (homes with finals after 1/1/23)
RG6 quad shield cable wiring (at least 4 cable outlets)
Enhanced modified slab on grade
Wi-fi (5) switches installed at Garage Coach, Porch, Entry hall, + Master Bd + Back Porch (homes permitted after 12/01/2021)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room
Category 5 structured wiring
Protective ground fault interrupter circuits
*Uponor AquaPEX tubing for water lines
Copper electrical wiring
Leviton Smart Switches (homes permitted after 12/01/21)

Bathroom

*Price Pfister® bathroom faucet (choice of satin nickel or black)
2 cm Quartz bathroom countertops with undermount sink
Tiled shower and tile-surrounded garden tub in master bath
Light in primary bathroom showers

Ceramic tile floor
Steel tub with tiled walls in secondary bathroom(s)
*Schluter-KERDI Shower System

Interior Finishes

3 1/4" paint grade baseboard
10' seasonal storage in primary closet (select plans)
Insulated entry door with glass insert (panel style may vary)
Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)
Bullnose corners (vary per plan)
Ventless gas log fireplace

Interior doors (panel style may vary)
Garage door opener with 2 remotes (2-car garages only)
Enhanced light package with light fixture and door hardware
Hand textured walls
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
LED lights throughout
Wood/Wood Tile Entry, Living & Hallway (varies per plan) (homes permitted after May 1, 2019)

1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)

Inspections / Engineering

All foundation designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Energy-efficiency

97% efficient tankless water heater
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 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 at 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

Garage

Pull-down attic access in garage (in single story plan)
Upgraded Insulated Garage Door

App Enabled Garage Door Opener + Battery Backup

Safety

Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Detectors
Sheetrock screwed to studs/walls (exception Barrel Ceilings)

Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
*Kwikset Smart Key locks and hardware
Occupancy sensor at utility room (homes permitted after 12/01/2021)

Smart Home Features

Ecobee3 Lite Thermostat

Exterior Finishes

Concrete patio (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Stone trim on front of home (vary per plan)
Guttering over entry and AC pad (vary per plan)
Two Freeze-Proof Exterior Water Spigots

Full Sod (homes sold after 2/5/2021)
Elite landscape package with stone border
Semi-gloss exterior paint
Brick exterior (partial siding on some plans)
Covered patio (homes permitted after 9/1/2021)

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 30-year shingle warranty

Kitchen

LED Under Cabinet Lighting (on selected plans)
1/3 horsepower sink garbage disposal
*Price Pfister® kitchen faucet
Decorative vented hood to outside
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, electric built-in oven
Wifi Oven (homes permitted after 12/01/2021)
1 USB Combo outlet in Kitchen (homes permitted 01/01/2023)

Pendant lights over bar or island (select plans)
Water line for refrigerator icemaker
3 cm granite or quartz kitchen countertops with tiled backsplash
Staggered 'at panel soft-close 36" upper kitchen wood cabinets with European hinges
Kitchen hardware for cabinets and drawers
Painted cabinets (1 color)
Occupancy Switch at Pantry Door (homes permitted after 12/01/2021)

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.

