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

SOLD

1225 SW 140th Street
Oklahoma City, OK 73170

SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 24, 2024.

From the Elite Collection

Floor Plan: Cameron Plus Elite 3-car
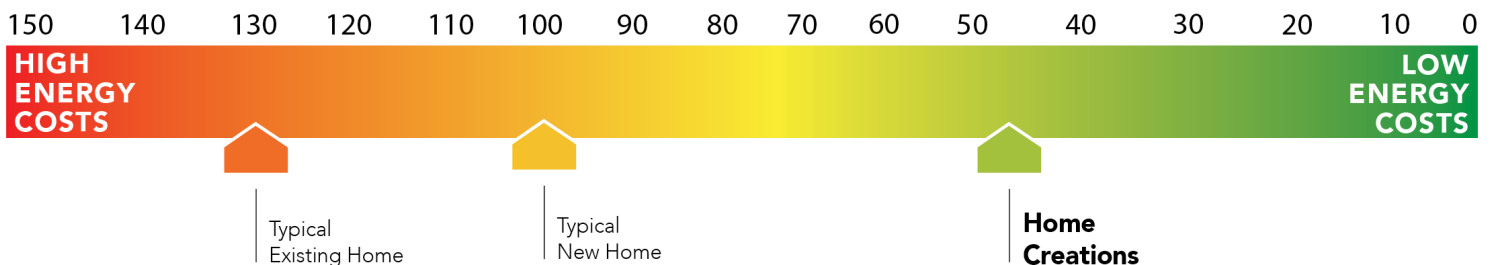**Square Feet:** 2,440 (m.o.l.)
Bedrooms: 4
Bathrooms: 3.0
Garage: 3 Car

44

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

150   140   130   120   110   100   90   80   70   60   50   40   30   20   10   0

HIGH ENERGY COSTS

LOW ENERGY COSTS

Typical Existing Home

Typical New Home

Home Creations

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.

NAHB

Included Features

Address: 1225 SW 140th Street   **Price:** $389,990

Collection: The Elite Collection   **Floor Plan:** Cameron Plus Elite - 3 Car Garage

Square Feet: 2,440 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.0 **Garage:** 3 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
6 mil poly moisture barrier under slab
Electric dryer connection in utility room
Enhanced modified slab on grade foundation
Exterior 2 x 4 stud-grade lumber walls (16" on center)
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

Sheetrock screwed to studs/walls
*Uponor AquaPEX tubing for water lines
Heat-taped condensation lines (attic only)
Protective ground fault interrupter circuits
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

Bathroom

Undermount sinks
Framed mirrors in all baths
Light over Primary bathroom showers
*Schluter-KERDI Shower System behind all shower walls
2 cm granite or quartz bathroom countertops with 4" backsplash

Ceramic tile floor
Price Pfister® bathroom faucet
Steel tub with tiled walls in secondary bathroom(s)
Tiled shower and tile-surrounded garden tub in Primary bath

Interior Finishes

Square corners
3" paint grade casing
Ventless gas log fireplace
Rocker switches (homes permitted after 5/1/23)
Insulated entry door with glass insert (panel style may vary)
Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Hand textured walls
5" paint grade baseboard
Ceramic tile floor in baths and utility
10' seasonal storage in primary closet (select plans)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Enhanced light package including chandelier, island pendants, coach lights and vanity lights

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Inspections / Engineering

Frame Engineered 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)

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

Energy-efficiency

LED lights throughout
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
Sill seal foam gasket used under exterior framing, against concrete, to reduce air
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

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
Energy Star certified home (homes permitted after 01/01/2024)
Polycel caulking around windows, doors and joints (energy efficient caulking package)
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

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

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
Kwikset door hardware, including Smartkey functionality at all exterior doors

Smart Home Features

Video doorbell with Chime at front entry
Occupancy sensor at utility room and pantry door
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)
Kwikset door Hardware, including Smartkey functionality at all exterior doors

2 Electrical outlet w/dual USB ports in kitchen
2 Electrical outlet w/dual USB ports in primary bedroom
Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Exterior Finishes

Full sod
8/12 roof pitches
Elite landscape package with stone border
2 Woodford freeze-proof exterior water spigots
Minimum of 3 exterior waterproof electrical outlets
6ft. stockade fence connected to the rear corners of the home with one standard gate

Covered patio
Enhanced exterior accents
Brick mailbox with cast stone address block
Guttering over entry and AC pad (vary per plan)
Brick exterior with partial siding (varies per plan)

Warranties

Termite company's 5-year warranty
RWC New Home limited 10-year warranty
Manufacturer's limited 30-year shingle warranty

Builder's limited one-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty

Kitchen

*Price Pfister® kitchen faucet

Decorative vented hood to outside

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.