



**NEW HOME CONSULTANT**  
**Holly McGowen**  
 (405) 364-9999 Cell Phone  
 (405) 364-9999 Model Home

**Community:** Palermo Place  
**Model:** 14112 Celeste Lane, Oklahoma City, OK  
 73170



**1244 SW 140th Street**  
**Oklahoma City, OK 73170**

**SOLD**

Price and availability are subject to change without prior notice. Accurate as of Aug 18, 2022.

**From the Elite Collection**

**Floor Plan:** Newport Elite  
**Square Feet:** 2,030 (m.o.l.)  
**Bedrooms:** 4  
**Bathrooms:** 2.5  
**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:** 1244 SW 140th Street **Price:** \$394,990

**Collection:** The Elite Collection **Floor Plan:** Newport Elite

**Square Feet:** 2,030 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.5 **Garage:** 2 Car

## Bathroom

\*Price Pfister® bathroom faucet  
2 cm Quartz bathroom countertops with undermount sink  
Tiled shower and tile-surrounded garden tub in master bath  
\*Schluter-KERDI Shower System

Ceramic tile floor  
Steel tub with tiled walls in hall bathroom  
Framed mirror  
Light in master bathroom showers

## 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)  
Pull-down attic access in garage (in single story plan)  
Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)  
Bullnose corners (vary per plan)  
LED lights throughout

Ventless gas log fireplace

Ecobee3 Lite Thermostat (homes permitted after 12/01/2021)

Interior doors (panel style may vary)  
Garage door opener with 2 remotes (2-car garages only)  
4 1/4" paint grade crown molding (in selected areas per plan)  
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)  
Finished 2-car garage with wind resistant steel insulated garage door  
2 Electrical outlets w/dual USB A & USB C port (kitchen & master bedroom) (homes permitted after 12/01/2021)  
Wood/Wood Tile Entry, Living & Hallway (varies per plan) (homes permitted after May 1, 2019)

## Inspections / Engineering

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

Energy inspection performed twice on all homes to verify installation quality of all energy features

## Energy-efficiency

97% efficient tankless water heater  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 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 under 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

## Construction / Plumbing / Electric / Mechanical

6 mil moisture poly under slab  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
Heat-taped condensation lines (attic only)  
16 SEER electrical central air conditioning  
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)  
Leviton Smart Switches (homes permitted after 12/01/21)

\*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  
App Enabled Garage Door Opener + Battery Backup (homes permitted after 12/01/2021)

## Safety

Anchor bolts that secure perimeter walls to foundation  
Oriented Strand Board (OSB) exterior walls  
Carbon Monoxide Sensor  
Sheetrock screwed to studs/walls (exception Barrel Ceilings)  
Occupancy sensor at utility room (homes permitted after 12/01/2021)

Tornado Straps that secure perimeter walls to rafters/roof  
Installed smoke detectors  
\*Kwikset Smart Key locks and hardware  
\*Plasma Air 600 series (homes framed after 02/01/2021)  
Video Doorbell (homes permitted after 12/01/2021)

## 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)  
Brick exterior (partial siding on some plans)  
Covered patio (homes permitted after 9/1/2021)

Full Sod (homes sold after 2/5/2021)  
Elite landscape package with stone border  
Semi-gloss exterior paint  
Brick mailbox with address stone  
Two Freeze-Proof Exterior Water Spigots  
Keyless Smart Entry Door Lock (homes permitted after 12/01/2021)

## 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)

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.

