



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



1245 SW 140th Street
Oklahoma City, OK 73170

SOLD

Price and availability are subject to change without prior notice. Accurate as of Oct 03, 2023.

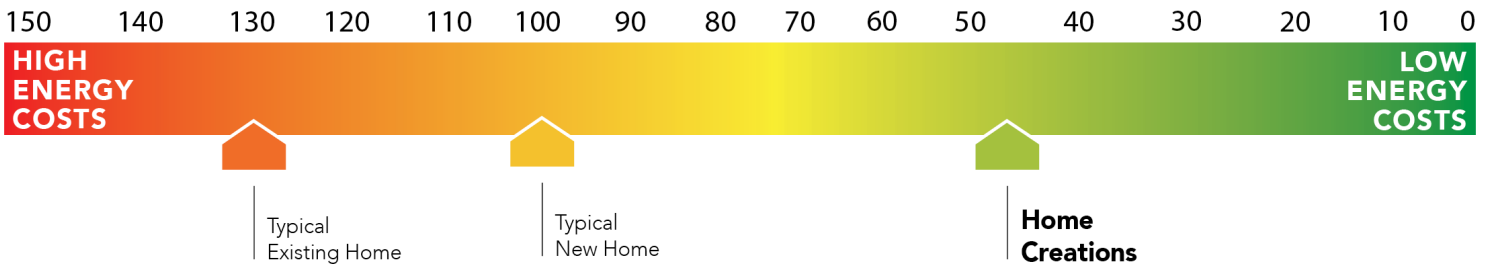
From the Elite Collection

Floor Plan: Tiffany Elite
Square Feet: 1,875 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



This floor plan with a HERS Index Rating of 48 is:

- 52% more energy efficient than a typical new home
- 82% 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: 1245 SW 140th Street **Price:** \$354,990

Collection: The Elite Collection **Floor Plan:** Tiffany Elite

Square Feet: 1,875 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

6 mil poly moisture barrier under slab
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Heat-taped condensation lines (attic only)
Protective ground fault interrupter circuits
Enhanced modified slab on grade foundation
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
*Uponor AquaPEX tubing for water lines
Copper electrical wiring
Sheetrock screwed to studs/walls

Bathroom

Ceramic tile floor
Steel tub with tiled walls in secondary bathroom(s)
*Schluter-KERDI Shower System behind all shower walls
Undermount sinks
Framed mirrors in all baths

2 cm granite or quartz bathroom countertops with 4" backsplash
Tiled shower and tile-surrounded garden tub in Primary bath
Light over Primary bathroom showers
Price Pfister® bathroom faucet

Interior Finishes

5" paint grade baseboard
Insulated entry door with glass insert (panel style may vary)

Hand textured walls

Ventless gas log fireplace
3" paint grade casing
Enhanced light package including chandelier, island pendants, coach lights and vanity lights
Rocker switches (homes permitted after 5/1/23)

10' seasonal storage in primary closet (select plans)
Ceiling fans in living room and Primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)
Standard Wood-Look Tile Selections in Living Room, Dining, Kitchen, entry and Hall. Square Corners (Permits 6/1/2022)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
Ceramic tile floor in baths and utility

Inspections / Engineering

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. Frame Engineered by 3rd Party State-Certified Engineer

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)
R-30 batt insulation in sloped ceiling
R-15 blown-in insulation in external walls. Excludes garage
R-8 Perimeter foam insulation at slab
Sill Seal Foam Gasket used under exterior framing, against concrete, to reduce air
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Radiant barrier roof decking
R-8 Insulated and mastic sealed A/C ducts
Polycel caulking around windows, doors and joints (energy efficient caulking package)
Continuous Eave roof ventilation
Gas heating 96% high efficiency furnace & duct work
R-44 blown-in insulation in attic
LED lights throughout

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

Anchor bolts that secure perimeter walls to foundation
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Detectors

Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
Kwikset door Hardware, including Smartkey functionality at all exterior doors

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode

1 Electrical outlet w/dual USB ports in kitchen
Video Doorbell with Chime at Front Entry
Occupancy Sensor at Utility Room
Kwikset door Hardware, including Smartkey functionality at all exterior doors

Wi-fi (5) switches installed at Garage Coach, Porch, Entry hall, + Primary Bd + Back Porch *(Being removed as of 10/1/23 finale d homes)
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)
Occupancy Switch at Pantry Door
1 Electrical outlet w/dual USB ports in Primary bedroom

Exterior Finishes

Full sod
Guttering over entry and AC pad (vary per plan)
Two Woodford Freeze-Proof Exterior Water Spigots
Minimum of 3 exterior waterproof electrical outlets
8/12 roof pitches
Fully fenced backyard

Elite landscape package with stone border
Brick exterior with partial siding (varies per plan)
Covered patio
Enhanced exterior accents
Brick mailbox with cast stone address block

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 5-year warranty
Manufacturer's limited 30-year shingle warranty

Kitchen

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.

Single basin undermount vanity sink (stainless steel)

Flat panel soft-close 30" upper kitchen wood cabinets (paint/stain)

