

NEW HOME CONSULTANT Holly McGowen (405) 364-9999 Cell Phone (405) 364-9999 Model Home **Community:** Pennbrooke **Model:** 8625 NW 77th Street, Oklahoma City, OK 73132



8501 NW 77th Place Oklahoma City, OK 73132

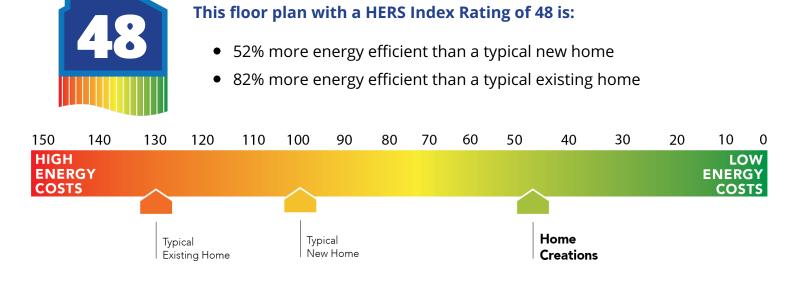
SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 25, 2024.

## From the Wellington Collection

Floor Plan: Chelsea Square Feet: 2,219 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 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: 8501 NW 77th Place Price: \$319,160

Collection: The Wellington Collection Floor Plan: Chelsea

Square Feet: 2,219 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 Garage: 2 Car

## Construction / Plumbing / Electrical / Mechanical

Buyer's Initials Buyer's Initials	Seller's or its Representative's Initials
*Price Pfister® kitchen faucet 3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans)	Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch
Kitchen	Water line for refrigerator icomaker
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
Brick exterior with partial siding (varies per plan) Warranties	
Full sod Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan)	Wellington landscape package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets
Exterior Finishes	
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) Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)	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
Smart Home Features	
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
Wifi enabled garage door opener with 2 remotes (2-car garages only)	
Pull-down attic access in garage (per plan)	Finished 2-car garage with wall texture, trim and paint
Coefficient with argon gas of .26 or less) Garage	(every home is tested; score varies per plan & home permit date)
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 earge one of .20 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)	
Frame Engineered by 3rd Party State-Certified Engineer HERS Index energy efficiency rating performed twice by 3rd party licensed inspector	All foundation designs reviewed and stamped by 3rd party state-certified engineer.
story plans) Inspections / Engineering	
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single	lights Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Square corners Ventless gas log fireplace Ceramic tile floor in baths and utility Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall.	Hand textured walls 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 Enhanced light package including chandelier, island pendants, coach lights and vanity
Interior Finishes	
Bathroom Undermount sinks Framed mirrors in all baths Light over primary bath showers *Schluter-KERDI Shower System behind all shower walls Tiled shower walls and tiled-surround garden tub in primary bath	Ceramic tile floor Price Pfister® bathroom faucet 2 cm granite or quartz countertops with 4" backsplash One piece tub/shower enclosure in all secondary baths
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)	*Air and moisture barrier DUPONT TVVEK HOMEWRAP with 10-year warranty 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
Copper electrical wiring 6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

\* 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.

