

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



8605 NW 77th Street Oklahoma City, OK 73132

SOLD

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

From the Wellington Collection

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



This floor plan with a HERS Index Rating of 49 is: 51% more energy efficient than a typical new home 81% more energy efficient than a typical existing home ۲ 150 140 130 70 30 20 10 120 110 100 90 80 60 50 40 0 HIGH LOW ENERGY ENERGY COSTS COST Home Typical Typical New Home Creations 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: 8605 NW 77th Street Price: \$299,990

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

Construction / Plumbing / Electrical / Mechanical

Experimental witting in phy physical and induced in the second	Construction / Plumbing / Electrical / Mechanical	
Indexnorms sinks Light over primary bath showers Light over prim	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	*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
Frame finitions in all babies types of the surround gardien tub in primary babies the surround tub in primary babies the surround gardien tub in primary babies the surround tub in primary babies the surround gardien tub in the surround was the surround gardien tub in the surround was the surround waster sureles the surround was the surround waster was	Bathroom	
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Verifies gas log fireplace corrand: the fort bables and utility standard wood-look tile selections in huing room, dinnig, kitchen, entry and hall. 3 ¹⁷ paint grade basebaard and casing manneed light package including chandelier, island pendants, coach lights and vanity lights. Raised 107 ceiling in huing areas and Primary bedrooms (trays 9) (on certain single story plans) The participation of the package including chandelier, island pendants, coach lights and vanity lights. Raised 107 ceiling in huing areas and Primary bedrooms (trays 9) (on certain single story plans) All foundation designs reviewed and stamped by 3rd party state-certified engineer. Prevent tome is tested; score varies per plans & home permit date) Radiant barrier roof decking Radiant barrier roof care prime Radiant barrier roof care prime Radiant barrier roof care prime Radiant barrier roof care prime Radiant barrier roof decking Radiant barrier roof decking Radiant barrier roof care prime Radiant barrier roof decking Rad	Interior Finishes	
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Han Engineered by 3rd Party State-Certified Engineer tevery home is tested; score varies per plan & home permit date) All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and stamped by 3rd party state-certified engineer. All foundation designs reviewed and states the part of the state of the party and		
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Pull-down attic access in garage (per plan) Wife nabled garage door opener with 2 remotes (2-car garages only) Finished 2-car garage with wall texture, trim and paint Safety Installed smoke detectors Oriented Strand Board (OSB) exterior walls oriented Strand Board (OSB) exterior 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 2 Electrical outlet widual USB ports in kitchen 2 Cargan (Sarage Door Opener with 2 remotes (2-car garages only) Wide doorbell with Chine at front entry Orcupancy sensor at utility room and partry door Ort/1/2024) 2 Electrical outlet widual USB ports in kitchen 2 Electrical outlet widual USB ports in primary bedroom Ecobe@ Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Exterior Finishes Vellington landscape package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior water spigots Minindet urer's limited apolyeer warranty Manufacturer's limited apol	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	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
Wife enabled garage door opener with 2 remotes (2-car garages only) Safety Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roof Smart Home Features Video doorbell with Chime at front entry Occupancy sensor at utility room and party door Wide doorbell with Chime at front entry Occupancy sensor at utility room and party door Wide doorbell with Chime at front entry Occupancy sensor at utility room and party door Wide doarbel with Chime at front entry Occupancy sensor at utility room and party door Wide doarbel with Chime at front entry Decupancy sensor at utility room and party door Wide darage Door Opener with 2 remotes (2-car garages only) Electrical outlet widual USB ports in kitchen 2 Cleaterical outlet widual USB ports in primary bedroom Exterior Finishes Full sod Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick mailbox with cast stone address block 2 Woolf of freeze-proof exterior water spigots Munimum of 2 exterior water spigots Minimum of 2 exterior water spigots Minimum of 2 oyear shingle w	Garage	
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Full sod Wellington landscape package Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior water proof electrical outlets Minimum of 2 exterior water spigots Brick exterior with partial siding (varies per plan) Minimum of 2 exterior water proof electrical outlets Warranties Builder's limited one-year warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited 30-year shingle warranty Manufacturer's limited heating & cooling units warranty Kitchen *Price Pfister® kitchen faucet Water line for refrigerator icemaker Tield backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch Horder baroin kitchen spik (steiplese streel) Elst parted 20" soft close upport kitchen wood schippts (painted/(steipled))	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	2 Electrical outlet w/dual USB ports in primary bedroom
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	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.

