



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



8616 NW 77th Street Oklahoma City, OK 73132

SOLD

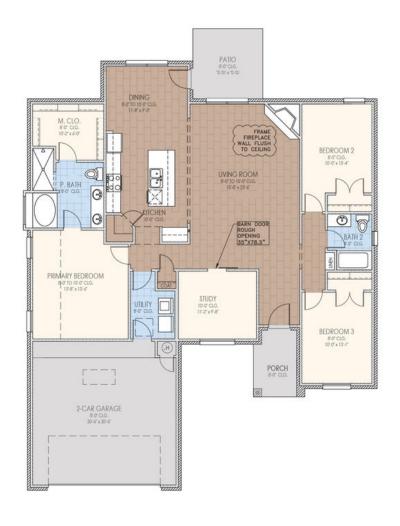
Price and availability are subject to change without prior notice. Accurate as of May 03, 2024.

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

150 140 130 70 30 20 10 120 110 100 90 80 60 50 40 HIGH LOW **ENERGY** ENERGY **COSTS** Home Typical Typical New Home **Creations** Existing Home





Included Features

Address: 8616 NW 77th Street **Price:** \$315,990

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

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

*Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

Sheetrock screwed to studs/walls

*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

permitted after 09/01/2023)

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

Inspections / Engineering

All foundation designs reviewed and stamped 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)

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) 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

Exterior Finishes

Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan) Wellington landscape package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets

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

Buyer's Initials _____ ____ Buyer's Initials __ Seller's or its Representative's Initials _







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Interior Finishes

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.

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

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 lights

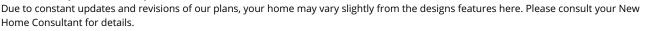
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Kitchen

*Price Pfister® kitchen faucet 3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Undermount single basin kitchen sink (stainless steel) Disposal switch located beside kitchen faucet on all kitchen islands (per plan)

Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets
1/3 horsepower sink garbage disposal w/ air switch
Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained) Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

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Home Consultant for details.