



**NEW HOME CONSULTANT**  
**Holly LeGall**  
 405-364-9999 Cell Phone  
 405-364-9999 Model Home

**Community:** Montford  
**Model:** , Tuttle, OK None



**1212 Colonial Ave**  
**Tuttle, OK**

**HOME PRICED AT**  
**\$346,644**

Price and availability are subject to change without prior notice. Accurate as of Jun 26, 2026.

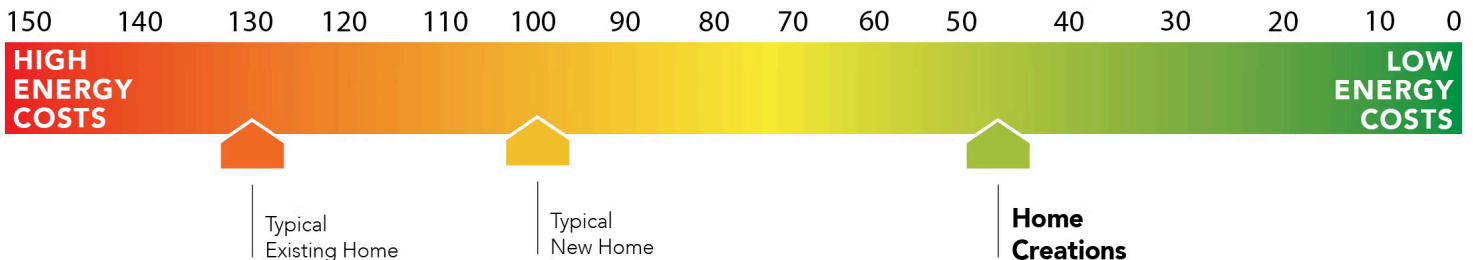
**From the Elite Collection**

**Floor Plan:** Lynndale Plus Elite  
**Square Feet:** 1,701 (m.o.l.)  
**Bedrooms:** 4  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 46 is:**

- 54% more energy efficient than a typical new home
- 84% more energy efficient than a typical existing home



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# Included Features

**Address:** 1212 Colonial Ave **Price:** \$346,644

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## 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

## Bathroom

Undermount sinks  
Framed mirrors in all baths  
Light over Primary bathroom showers  
\*Schluter-KERDI Shower System behind all shower walls  
2 cm granite or quartz bathroom countertops with 4" backsplash

Ceramic tile floor  
Price Pfister® bathroom faucet  
Steel tub with tiled walls in secondary bathroom(s)  
Tiled shower and tile-surrounded garden tub in Primary bath

## Energy-efficiency

LED lights throughout  
Continuous eave roof ventilation  
R-8 Perimeter foam insulation at slab  
Up to 96% efficient tankless water heater  
R-15 blown-in insulation in external walls. Excludes garage  
Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss

Radiant barrier roof decking  
R-44 blown-in insulation in attic  
R-8 Insulated and mastic sealed A/C ducts  
Gas heating 96% high efficiency furnace & duct work  
Polycel caulking around windows, doors and joints (energy efficient caulking package)  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## 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  
15.2 SEER electrical central air conditioning  
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
  
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)  
(Homes permitted after November 1, 2024)

Sheetrock screwed to studs/walls  
\*Uponor AquaPEX tubing for water lines  
Heat-taped condensation lines (attic only)  
Protective ground fault interrupter circuits  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

## Exterior Finishes

Full sod  
8/12 roof pitches  
Gas line to patio (Permits 7/1/25)  
2 Woodford freeze-proof exterior water spigots  
Minimum of 3 exterior waterproof electrical outlets

Covered patio  
Enhanced exterior accents  
Elite landscape package with stone border  
Guttering over entry and AC pad (vary per plan)  
Brick exterior with partial siding (varies per plan)

## Warranties

Termite company's 5-year warranty  
RWC New Home limited 10-year warranty  
Manufacturer's lifetime limited shingle warranty

Builder's limited one-year warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

## Inspections / Engineering

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

HERS Index energy efficiency rating inspection 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

\* Features subject to availability.

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## Interior Finishes

Square corners  
 3" paint grade casing  
 55" Electric Fireplace (Permits 7/1/25)  
 Ventless gas log fireplace (varies per plan)  
 Deako Rocker Switches (Homes permitted after 11/1/24)  
 Insulated entry door with glass insert (panel style may vary)  
 Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

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

Hand textured walls  
 5" paint grade baseboard  
 Ceramic tile floor in baths and utility  
 Rocker switches (homes permitted after 5/1/23)  
 10' seasonal storage in primary closet (select plans)  
 Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze  
 Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)  
 Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

## Kitchen

\*Price Pfister® kitchen faucet  
 Water line for refrigerator icemaker  
 3cm granite or quartz kitchen countertops  
 LED Under Cabinet Lighting (on selected plans)  
 1/3 horsepower sink garbage disposal w/ air switch  
 Soft-close 36" upper kitchen wood cabinets (painted/stained)

\*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

Decorative vented hood to outside  
 Kitchen hardware for cabinets and drawers  
 Tiled backsplash up to the bottom of cabinets  
 Pendant lights over bar or island (select plans)  
 Extended cabinet and countertop depth 2" at cooktop  
 Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black, White, or Gray)

## Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode  
 Kwikset door hardware, including Smartkey functionality at all exterior doors  
 Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)  
 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)  
 Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

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