

NEW HOME CONSULTANT
Ella Fitzgerald
405-364-9999 Model Home

Community: Montford
Model: 4931 Patriot St., Tuttle, OK 73089



1212 Colonial Ave
Tuttle, OK 73089

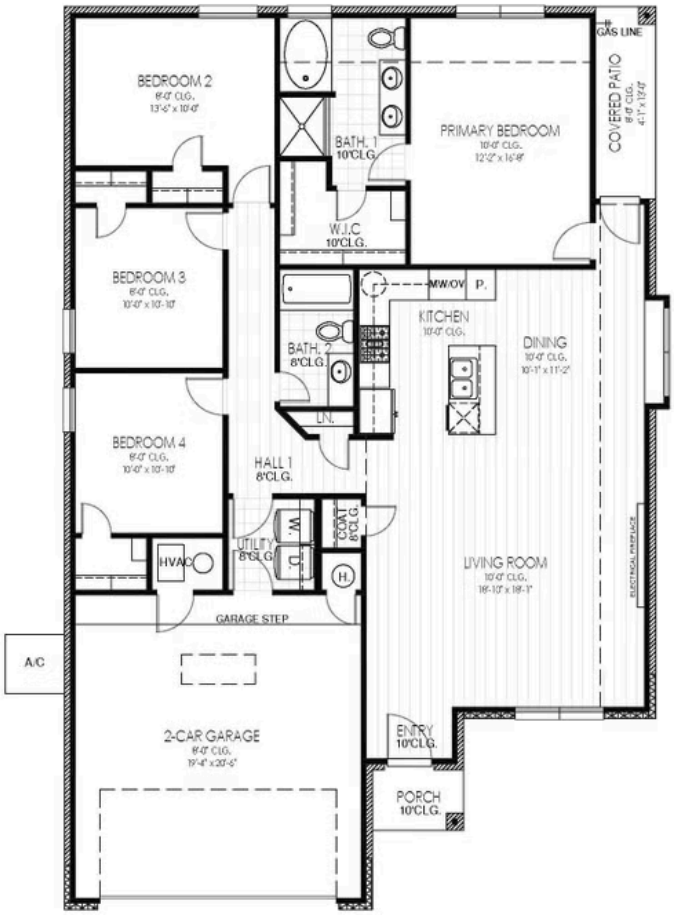
HOME PRICED AT

$322,900

Price and availability are subject to change without prior notice. Accurate as of Nov 08, 2026.

From the Elite Collection

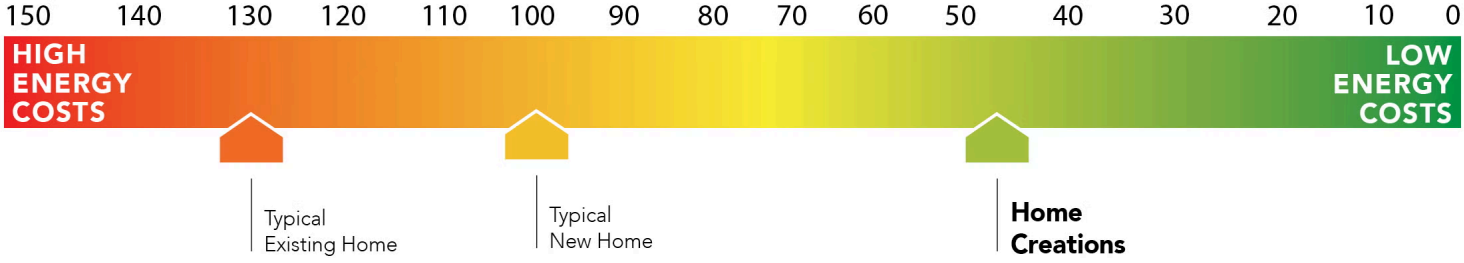
Floor Plan: Lynndale Plus Elite
Square Feet: 1,701 (m.o.l.)
Bedrooms: 4
Bathrooms: 2.0
Garage: 2 Car





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

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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

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-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)

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 160 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Exterior Finishes

Covered patio
Enhanced exterior accents
Full Sod on ¼ acre or smaller home sites
2 Woodford freeze-proof exterior water spigots
Minimum of 3 exterior waterproof electrical outlets
Up to 10,000 SQFT of sod on home sites larger then ¼ acre
8/12 roof pitches
Gas line to patio (Permits 7/1/25)
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

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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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