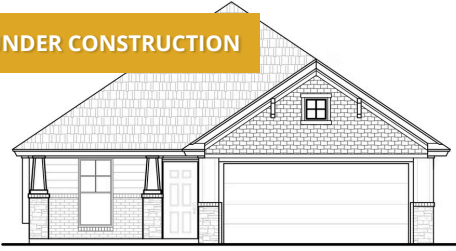




**NEW HOME CONSULTANT**  
**Holly LeGall**  
 405-364-9999 Cell Phone  
 405-364-9999 Model Home

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

**UNDER CONSTRUCTION**



**1215 Colonial Ave**  
**Tuttle, OK**

**HOME PRICED AT**  
**\$311,721**

Price and availability are subject to change without prior notice. Accurate as of May 04, 2026.

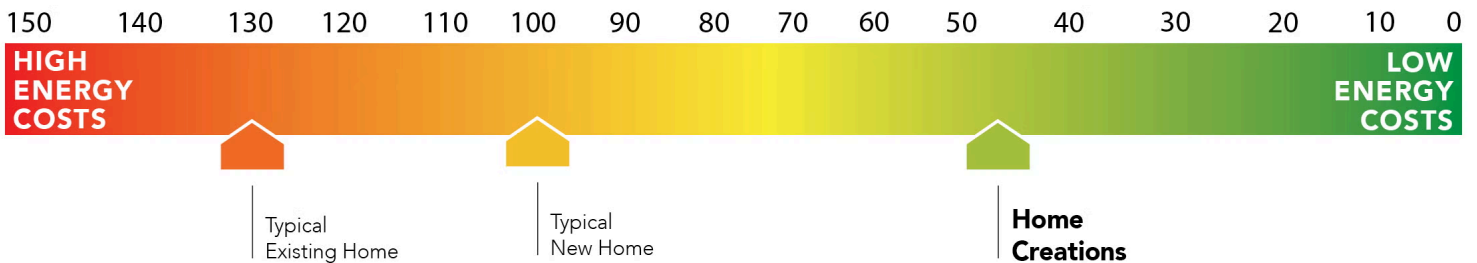
**From the Palermo Wellington Collection**

**Floor Plan:** Cooper Elite  
**Square Feet:** 1,520 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 47 is:**

- 53% more energy efficient than a typical new home
- 83% more energy efficient than a typical 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:** 1215 Colonial Ave **Price:** \$311,721

**Collection:** Village Elite Collection **Floor Plan:** Cooper Elite

**Square Feet:** 1,520 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## 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  
Fiberglass shower / tub combo in hall bath  
2 cm granite or quartz countertops with 4" backsplash  
\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor  
Tiled shower in master bath  
Light over primary bath showers (varies per plan)  
\*Schluter-KERDI Shower System behind all shower walls

## Energy-efficiency

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  
Polycel caulking around windows, doors and joints (energy efficient caulking package)

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  
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  
Heat-taped condensation lines (attic only)  
15.2 SEER electrical central air conditioning  
Sheetrock screwed to studs/walls (except Barrel Ceilings)  
\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Sheetrock screwed to studs/walls  
\*Uponor AquaPEX tubing for water lines  
Enhanced modified slab on grade foundation  
Protective ground fault interrupter circuits  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
\*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)

## Exterior Finishes

Full sod  
Brick on back of home  
Upgraded glass front door  
Guttering over entry and AC pad (varies per plan)  
Minimum of 2 exterior waterproof electrical outlets

8/12 roof pitch  
Enhanced exterior accents  
2 Woodford freeze-proof exterior water spigots  
Wellington Landscaping Package with Stone Border  
Brick mailbox with cast stone address block (varies per community)

## 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.

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.





# Included Features

**Address:** 1215 Colonial Ave **Price:** \$311,721

**Collection:** Village Elite Collection **Floor Plan:** Cooper Elite

**Square Feet:** 1,520 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Interior Finishes

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

Hand textured walls  
Ceramic tile floor in baths and utility  
Deako Rocker Switches (Homes permitted after 11/1/24)  
Standard wood-look tile selections in living room, dining, kitchen, entry and hall  
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

## Kitchen

Price Pfister kitchen faucet  
3cm granite or quartz kitchen countertops  
Undermount single basin kitchen sink (stainless steel)  
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

Water line for refrigerator icemaker  
1/3 horsepower sink garbage disposal w/ air switch  
30" soft-close upper kitchen wood cabinets (painted/stained)

## Smart Home Features

Wifi-Enabled Samsung Range  
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)

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)

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

\* Features subject to availability.

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