

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

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



1215 Colonial Ave
Tuttle, OK 73089

HOME PRICED AT

$289,900

Price and availability are subject to change without prior notice. Accurate as of Nov 03, 2026.

From the Palermo Wellington Collection

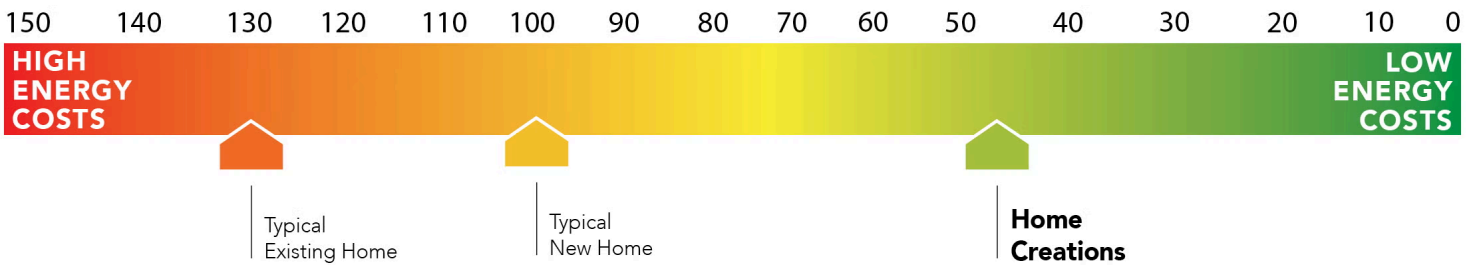
Floor Plan: Cooper Elite
Square Feet: 1,520 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car





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



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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
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 160 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 (vary 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

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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)

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

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