



**NEW HOME CONSULTANT**  
**Blake Hulin**  
405-679-0573 Cell Phone  
405-679-0573 Model Home

**Community:** Savannah Estates  
**Model:** 9301 NW 140th Street, Yukon, OK 73099



**14012 Tybee Island**  
**Yukon, OK 73099**

**HOME PRICED AT**  
**\$314,900**

Price and availability are subject to change without prior notice. Accurate as of Jan 21, 2026.

**From the Elite Collection**

**Floor Plan:** Lynndale Plus Elite

**Square Feet:** 1,701 (m.o.l.)

**Bedrooms:** 4

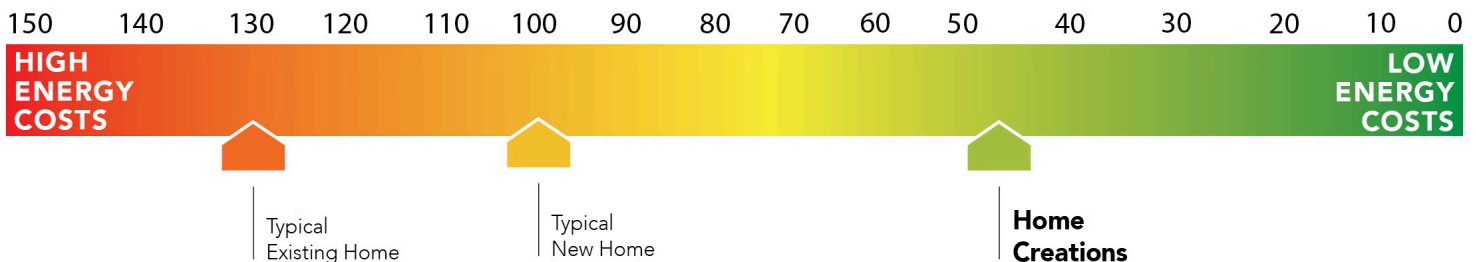
**Bathrooms:** 2.0

**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



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:** 14012 Tybee Island **Price:** \$314,900

**Collection:** Elite Collection **Floor Plan:** Lynndale Plus Elite

**Square Feet:** 1,701 (m.o.i.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 2 Car

## Safety

Carbon Monoxide detectors - safety  
Oriented Strand Board (OSB) exterior walls - safety  
Tornado Straps that secure perimeter walls to rafters/roof - safety

Installed smoke detectors - safety  
Anchor bolts that secure perimeter walls to foundation - safety

## Bathroom

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

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

## Energy-efficiency

LED lights throughout - energy-efficiency  
Continuous eave roof ventilation - energy-efficiency  
R-8 Perimeter foam insulation at slab - energy-efficiency  
Up to 96% efficient tankless water heater - energy-efficiency  
R-15 blown-in insulation in external walls. Excludes garage - energy-efficiency

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

Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss - energy-efficiency  
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

## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring - construction-plumbing-electrical-mechanical  
6 mil poly moisture barrier under slab - construction-plumbing-electrical-mechanical  
Electric dryer connection in utility room - construction-plumbing-electrical-mechanical

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

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

## Exterior Finishes

Full sod - exterior-finishes  
8/12 roof pitches - exterior-finishes  
Gas line to patio (Permits 7/1/25) - exterior-finishes  
Brick mailbox with cast stone address block - exterior-finishes  
Guttering over entry and AC pad (vary per plan) - exterior-finishes  
Brick exterior with partial siding (varies per plan) - exterior-finishes

Covered patio - exterior-finishes  
Enhanced exterior accents - exterior-finishes  
Elite landscape package with stone border - exterior-finishes  
2 Woodford freeze-proof exterior water spigots - exterior-finishes  
Minimum of 3 exterior waterproof electrical outlets - exterior-finishes

## Warranties

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

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

## Inspections / Engineering

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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) - inspections-engineering

## Garage

Pull-down attic access in garage (per plan) - garage  
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) - garage

Finished 2-car garage with wall texture, trim and paint - garage

\* 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:** 14012 Tybee Island **Price:** \$314,900

**Collection:** Elite Collection **Floor Plan:** Lynndale Plus Elite

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

## 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)

\* 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.

