NEW HOME CONSULTANT
Holly McGowen
(405) 229-7504 Cell Phone
(405) 364-9999 Model Home

Community: Summerhill Meadows
Model: 9421 Ashford Drive, Yukon, OK 73099

UNDER CONSTRUCTION

9605 Ashford Drive
Yukon, OK 73099

HOME PRICED AT

$193,121

Price and availability are subject to change without prior notice. Accurate as of Nov 30, 2020.

From the Sonoma Collection

Floor Plan: Bradford
Square Feet: 1,416 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

This floor plan with a HERS Index Rating of 43 is:

- 63% more energy efficient than a typical new home
- 100% 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:** 9605 Ashford Drive  **Price:** $193,121

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### Warranties

- Builder's limited one-year warranty
- Manufacturer's limited appliance warranty
- Termite company's warranty
- Manufacturer's limited heating & cooling units warranty
- Manufacturer's limited lifetime shingle warranty
- RWC New Home limited 10-year warranty

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### Safety

- Oriented Strand Board (OSB) exterior walls
- ADT Command Panel Security System
- Anchor bolts that secure perimeter walls to foundation
- Tornado Straps that secure perimeter walls to rafters/roof
- Kwikset Smart Key locks and hardware
- ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls
- Installed smoke detectors
- Carbon Monoxide Sensor

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### Energy-efficiency

- Radiant Barrier Roof Decking
- R-15 blown-in insulation in external walls. Excludes garage
- Gas heating 96% high efficiency furnace and duct work
- Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)
- Eave roof ventilation
- R-8 Insulated and mastic sealed A/C ducts
- R-19 batt insulation in sloped ceiling
- R-44 blown-in insulation in attic
- HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
- 97% efficient tankless water heater

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### Construction / Plumbing / Electric / Mechanical

- Copper electrical wiring
- Heat-taped condensation lines (attic only)
- Category 5 structured wiring
- Protective ground fault interrupter circuits
- RG6 quad shield cable wiring (at least 4 cable outlets)
- Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
- Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)
- Electric dryer connection in utility room
- 16 SEER electrical central air conditioning
- Uponor AquaPEX tubing for water lines
- Exterior 2 x 4 stud-grade lumber walls (16” on center)
- Concrete patio (vary per plan)
- Front and side yard sod
- Combo Brick Exterior and Siding on Back (Varies per Plan)
- Shutters and/or dormers (vary per plan)

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### Exterior Finishes

- Brick mailbox (may vary due to location of property)
- Concrete patio (vary per plan)
- Two Woodford Freeze-Proof Exterior Water Spigots
- Minimum of 2 exterior waterproof electrical outlets
- 6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)
- Front and side yard sod
- Guttering over entry and AC pad (vary per plan)
- Combo Brick Exterior and Siding on Back (Varies per Plan)
- Semi-gloss exterior paint
- Shutters and/or dormers (vary per plan)

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### Interior Finishes

- 2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)
- Raised 10’ ceiling in living areas and master bedrooms (in single story plan)
- Ceiling fans in living room and master bedroom
- Raised 10’ ceiling in living areas and master bedrooms (in single story plan)
- Pull-down attic access in garage (in single story plan)
- Double or Single French Back Door with Built-in Blinds
- Overhead cabinet, shelf and clothing rod in utility room
- Light fixture package (includes wiring & installation)
- Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
- Combo flooring- Ceramic tile floors in select areas and wall-to-wall plush cut loop berber carpet with 1/2” 6 lb pad in select areas
- Ceramic tile floors in entry
- 2 1/4” paint grade baseboard
- Single French back door with built-in blinds (vary per plan)
- Hand textured walls
- Ceramic tile floors in entry
- Garage pre-wired for garage door opener
- Interior doors (panel style may vary)

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### Kitchen

- 1/3 horsepower sink garbage disposal
- Ceiling fans in living room and master bedroom
- 2 cm granite or quartz kitchen countertops with travertine
- Box rated for ceiling fans in all other bedrooms
- Ceramic tile floor (Kitchen and Dinning area)
- Pull-down attic access in garage (in single story plan)
- Staggered custom built flat panel wood cabinets with European hinges
- Overhead cabinet, shelf and clothing rod in utility room
- Water line for refrigerator icemaker
- Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)
- Stylized custom built flat cabinet style kitchen
- Price Pfister® kitchen faucet

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### Bathroom

- Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
- Ceramic tile floor in bath
- Fiberglass shower / tub combo in hall bath
- Ceramic tile floor in bath
- Stylized custom built flat cabinet style kitchen
- Price Pfister® kitchen faucet

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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.