



**Community:** Sycamore Creek

Model: 11436 SW 11th Street, Yukon, OK 73099



1344 Sycamore Circle Yukon, OK 73099

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Jul 03, 2025.

#### From the Village Collection

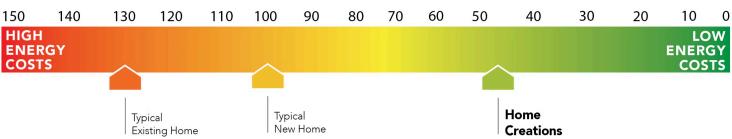
Floor Plan: Snapdragon Square Feet: 1,257 (m.o.l.)

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







### **Included Features**

Address: 1344 Sycamore Circle Price: \$239,990

**Collection:** The Village Collection **Floor Plan:** Snapdragon

Square Feet: 1,257 (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)

Enhanced lighting package including chandelier and coach lights
Raised 10' ceiling in living areas and Primary bedrooms (in single story plan)

Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and

bedroom closets

Hand textured walls

Ceramic tile floor in bathrooms and utility

Deako Rocker Switches (Homes permitted after 11/1/24)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze 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)

Safety

Installed smoke detectors

Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Carbon Monoxide detectors

Anchor bolts that secure perimeter walls to foundation

**Bathroom** 

Undermount sinks

Fiberglass shower / tub combo in all secondary baths

\*Schluter-KERDI Shower System behind all primary shower walls

\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor

1.6 engineered marble countertops with 4" backsplash

One piece 3x5 insert w/ tile surround enclosure 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

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)

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

Energy Star certified home (homes permitted after 01/01/2024)

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)

**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

\*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 Enhanced modified slab on grade foundation

Protective ground fault interrupter circuits

Exterior 2 x 4 stud-grade lumber walls (16" on center)

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

**Exterior Finishes** 

Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan) Village landscaping package

Minimum of 2 exterior waterproof electrical outlets Brick mailbox \*may not be available in every 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)

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode

Kwikset door hardware, including Smartkey functionality at all exterior doors

**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)

Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)

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.





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#### Kitchen

\*Price Pfister® kitchen faucet 2 cm granite or quartz kitchen countertops 1/3 horsepower sink garbage disposal w/ air switch 30" soft-close upper kitchen wood cabinets (painted/stained) Water line for refrigerator icemaker
Tiled backsplash up to the bottom of cabinets
Single bowl stainless steel 8" deep under mount kitchen sink
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range



