NEW HOME CONSULTANT
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Community: Sycamore Gardens
Model: 11436 SW 11th Street, Yukon, OK 73099

SOLD

1000 Acacia Creek Drive
Yukon, OK 73099

SOLD

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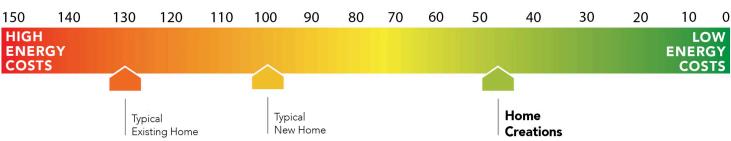
From the Wellington Collection

Floor Plan: Bella
Square Feet: 1,722 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

48

This floor plan with a HERS Index Rating of 48 is:

- 52% more energy efficient than a typical new home
- 82% more energy efficient than a typical existing home

| 150 | 140 | 130 | 120 | 110 | 100 | 90 | 80 | 70 | 60 | 50 | 40 | 30 | 20 | 10 | 0 |

HIGH ENERGY COSTS

LOW ENERGY COSTS

Typical Existing Home

Typical New Home

Home Creations

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.

NAHB

Included Features

Address: 1000 Acacia Creek Drive **Price:** $302,990
Collection: The Wellington Collection **Floor Plan:** Bella
Square Feet: 1,722 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Safety

Installed smoke detectors	Carbon Monoxide detectors
Oriented Strand Board (OSB) exterior walls	Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof	

Bathroom

Undermount sinks	Ceramic tile floor
Framed mirrors in all baths	Price Pfister® bathroom faucet
Light over primary bath showers (varies per plan)	Fiberglass shower / tub combo in all secondary baths
2 cm granite or quartz countertops with 4" backsplash	*Schluter-KERDI Shower System behind all shower walls
Tiled shower walls and tiled-surround garden tub in primary bath	

Energy-efficiency

LED lights throughout	Radiant barrier roof decking
Continuous eave roof ventilation	R-44 blown-in insulation in attic
R-8 Perimeter foam insulation at slab	R-8 Insulated and mastic sealed A/C ducts
Up to 96% efficient tankless water heater	Gas heating 96% high efficiency furnace & duct work
R-15 blown-in insulation in external walls. Excludes garage	Energy Star certified home (homes permitted after 01/01/2024)
Polycel caulking around windows, doors and joints (energy efficient caulking package)	Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)	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	Sheetrock screwed to studs/walls
6 mil poly moisture barrier under slab	*Uponor AquaPEX tubing for water lines
Electric dryer connection in utility room	Enhanced modified slab on grade foundation
Heat-taped condensation lines (attic only)	Protective ground fault interrupter circuits
15.2 SEER electrical central air conditioning	Exterior 2 x 4 stud-grade lumber walls (16" on center)
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty	*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited 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	Wellington landscape package
Brick mailbox with cast stone address block	2 Woodford freeze-proof exterior water spigots
Guttering over entry and AC pad (vary per plan)	Minimum of 2 exterior waterproof electrical outlets
Brick exterior with partial siding (varies per plan)	

Warranties

Termite company's 5-year warranty	Builder's limited one-year warranty
RWC New Home limited 10-year warranty	Manufacturer's limited appliance warranty
Manufacturer's lifetime limited shingle 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)

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode	2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)
Kwikset door hardware, including Smartkey functionality at all exterior doors	2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)
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)

Garage

Pull-down attic access in garage (per plan)	Finished 2-car garage with wall texture, trim and paint
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)	

* Features subject to availability.
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Interior Finishes

Square corners
Ventless gas log fireplace
Ceramic tile floor in baths and utility
Deako Rocker Switches (Homes permitted after 11/1/24)
Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas
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)

Hand textured walls
3" paint grade baseboard and casing
Insulated entry door (panel style may vary)
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)

Kitchen

*Price Pfister® kitchen faucet
3cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
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
1/3 horsepower sink garbage disposal w/air switch
Undermount single basin kitchen sink (stainless steel)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

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