



**NEW HOME CONSULTANT**  
**Emily Palinkas**  
 (405) 481-5386 Cell Phone  
 (405) 364-9999 Model Home

**Community:** Sycamore Gardens  
**Model:** 11436 SW 11th Street, Yukon, OK 73099



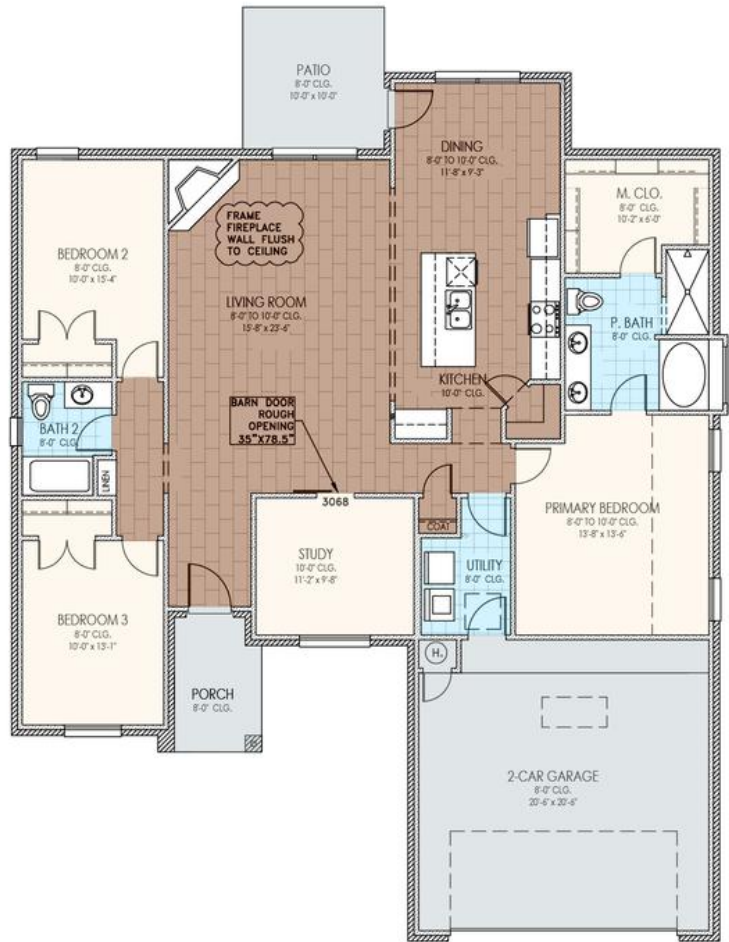
**1116 Blackjack Creek Drive**  
**Yukon, OK 73099**

**SOLD**

Price and availability are subject to change without prior notice. Accurate as of Oct 03, 2023.

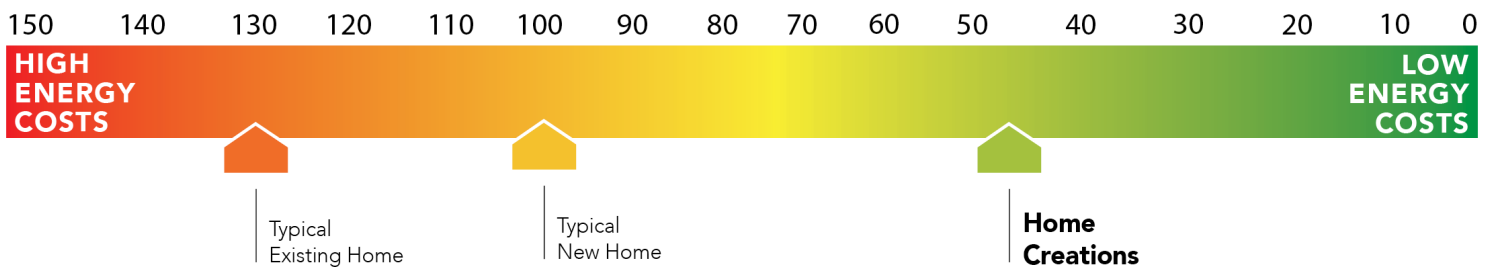
**From the Wellington Collection**

**Floor Plan:** Brooke  
**Square Feet:** 1,876 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 44 is:**

- 56% more energy efficient than a typical new home
- 86% 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:** 1116 Blackjack Creek Drive **Price:** \$294,990

**Collection:** The Wellington Collection **Floor Plan:** Brooke

**Square Feet:** 1,876 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Construction / Plumbing / Electrical / Mechanical

6 mil poly moisture barrier under slab  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
Heat-taped condensation lines (attic only)  
Protective ground fault interrupter circuits  
Enhanced modified slab on grade foundation  
\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard  
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
Electric dryer connection in utility room  
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)  
\*Uponor AquaPEX tubing for water lines  
Copper electrical wiring  
Sheetrock screwed to studs/walls

## Bathroom

Light over primary bath showers  
\*Schluter-KERDI Shower System behind all shower walls  
2 cm granite or quartz countertops with 4" backsplash  
Ceramic tile floor  
One piece tub/shower enclosure in all secondary baths

Tiled shower walls and tiled-surround garden tub in primary bath  
Undermount sinks  
Price Pfister® bathroom faucet  
Framed mirrors in all baths

## Interior Finishes

Insulated entry door (panel style may vary)  
Hand textured walls  
Ventless gas log fireplace  
Square Corners (Permits 6/1/2022)  
Enhanced light package including chandelier, island pendants, coach lights and vanity lights  
Ceramic tile floor in baths and utility

Ceiling fans in living room and Primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)  
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)  
Standard Wood-Look Tile Selections in Living Room, Dining, Kitchen, entry and Hall.  
3" paint grade baseboard and casing  
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze  
Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

## Inspections / Engineering

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

All foundation designs reviewed and stamped by 3rd party state-certified engineer.  
Frame Engineered by 3rd Party State-Certified Engineer

## Energy-efficiency

97% efficient tankless water heater  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)  
R-30 batt insulation in sloped ceiling  
R-15 blown-in insulation in external walls. Excludes garage  
R-8 Perimeter foam insulation at slab  
Sill Seal Foam Gasket used under exterior framing, against concrete, to reduce air  
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Radiant barrier roof decking  
R-8 Insulated and mastic sealed A/C ducts  
Polycel caulking around windows, doors and joints (energy efficient caulking package)  
Continuous Eave roof ventilation  
Gas heating 96% high efficiency furnace & duct work  
R-44 blown-in insulation in attic  
LED lights throughout

## 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.

## Safety

Anchor bolts that secure perimeter walls to foundation  
Oriented Strand Board (OSB) exterior walls  
Carbon Monoxide Detectors

Tornado Straps that secure perimeter walls to rafters/roof  
Installed smoke detectors  
Kwikset door Hardware, including Smartkey functionality at all exterior doors

## Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode  
Wifi (4) Switches installed at Garage Coach, Porch, Entry Hall, Primary bedroom \* (Being removed as of 10/1/23 finalized homes)  
Keyless Smart Entry Door Lock  
Occupancy Sensor at Utility Room

1 Electrical outlet w/dual USB ports in kitchen  
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)  
Video Doorbell with Chime at Front Entry  
Occupancy Switch at Pantry Door  
1 Electrical outlet w/dual USB ports in Primary bedroom

## Exterior Finishes

Full sod  
Brick exterior with partial siding (varies per plan)  
Two Woodford Freeze-Proof Exterior Water Spigots  
Brick mailbox with cast stone address block

Minimum of 2 exterior waterproof electrical outlets  
Guttering over entry and AC pad (vary per plan)  
Wellington landscape package

## Warranties

Manufacturer's limited appliance warranty  
RWC New Home limited 10-year warranty  
Builder's limited one-year warranty

Manufacturer's limited heating & cooling units warranty  
Termite company's 5-year warranty  
Manufacturer's limited 30-year shingle warranty

## Kitchen

Pendant lights over bar or island (select plans)  
Water line for refrigerator icemaker  
3cm granite or quartz kitchen countertops  
Samsung stainless steel top control dishwasher, over the range microwave, and wifi

1/3 horsepower sink garbage disposal w/ air switch  
\*Price Pfister® kitchen faucet  
Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)  
Undermount single basin kitchen sink (stainless steel)

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

\* 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.

