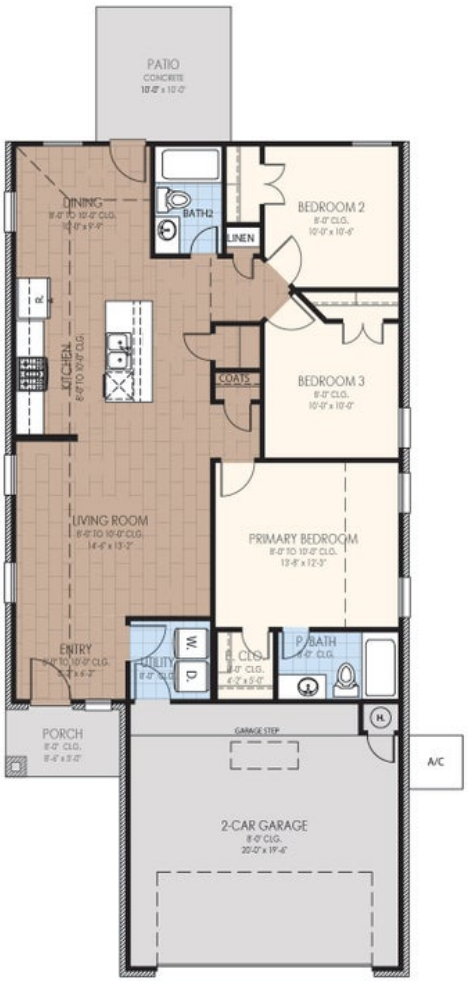


NEW HOME CONSULTANT
Emily Palinkas
(405) 481-5386 Cell Phone
(405) 364-9999 Model Home

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





11644 SW 12th Street
Yukon, OK 73099

SOLD

Price and availability are subject to change without prior notice. Accurate as of Mar 29, 2024.

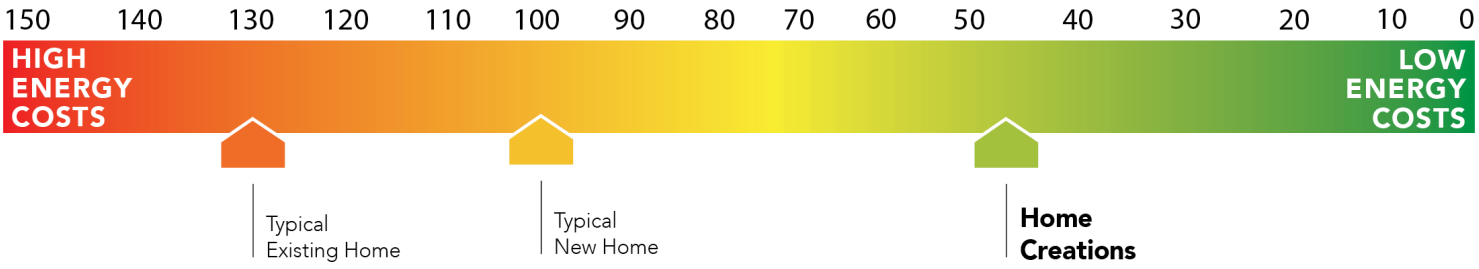
From the Village Collection

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



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: 11644 SW 12th Street **Price:** $234,990
Collection: The Village Collection **Floor Plan:** Snapdragon
Square Feet: 1,257 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
6 mil poly moisture barrier under slab
Electric dryer connection in utility room
Enhanced modified slab on grade foundation
Exterior 2 x 4 stud-grade lumber walls (16" on center)
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)
Sheetrock screwed to studs/walls
*Uponor AquaPEX tubing for water lines
Heat-taped condensation lines (attic only)
Protective ground fault interrupter circuits
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

Bathroom

Undermount sinks
One piece tub/shower enclosure in all secondary baths
One piece 3x5 insert w/ tile surround enclosure in primary bath
Ceramic tile floor
1.6 cm granite or quartz countertops with 4” backsplash
*Price Pfister® bathroom faucet (choice of satin nickel or black)

Interior Finishes

Square corners
3” paint grade baseboard and casing
Insulated entry door (panel style may vary)
Possible finishes include Satin Nickel, Chrome, or Oil Rubber 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)
Hand textured walls
Ceramic tile floor in bathrooms and utility
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

Inspections / Engineering

Frame Engineered by 3rd Party State-Certified Engineer
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.

Energy-efficiency

LED lights throughout
Continuous eave roof ventilation
R-8 Perimeter foam insulation at slab
R-8 Insulated and mastic sealed A/C ducts
R-15 blown-in insulation in external walls. Excludes garage
Sill seal foam gasket used under exterior framing, against concrete, to reduce air
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
Up to 96% efficient tankless water heater
Gas heating 96% high efficiency furnace & duct work
Energy Star certified home (homes permitted after 01/01/2024)
Polycel caulking around windows, doors and joints (energy efficient caulking package)
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

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

Carbon Monoxide detectors
Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters/roof
Installed smoke detectors
Anchor bolts that secure perimeter walls to foundation
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 primary bedroom
Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
2 Electrical outlet w/dual USB ports in kitchen
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Exterior Finishes

Brick mailbox
Full sod in front, back and side yards
Guttering over entry and AC pad (vary per plan)
Brick exterior with partial siding (varies per plan)
Village landscaping package
2 Woodford freeze-proof exterior water spigots
Minimum of 2 exterior waterproof electrical outlets

Warranties

Termite company’s 5-year warranty
RWC New Home limited 10-year warranty
Manufacturer's limited 30-year shingle warranty
Builder's limited one-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty

Kitchen

*Price Pfister® kitchen faucet
2 cm granite or quartz kitchen countertops
1/3 horsepower sink garbage disposal w/ air switch
Flat panel 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

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.