



Community: Valdera Model: , Yukon, OK 73099



10000 Calypso Way Yukon, OK 73099

## **HOME PRICED AT**

\$601,990

Price and availability are subject to change without prior notice. Accurate as of Dec 14, 2025.

## From the Signature Collection

Floor Plan: Sutton

Square Feet: 3,264 (m.o.l.)

Bedrooms: 5 Bathrooms: 4.5 Garage: 3 Car





# This floor plan with a HERS Index Rating of 52 is:

- 48% more energy efficient than a typical new home
- 78% more energy efficient than a typical existing home

150 140 130 120 110 100 90 70 60 50 40 30 20 10 80 0 HIGH LOW **ENERGY** ENERGY COSTS Home Typical Typical New Home Existing Home Creations





# **Included Features**

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#### 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

Price Pfister® bathroom faucet

Doorless shower in primary bathroom

Metal framed mirrors in Primary and powder bath

Steel tub with tiled walls in secondary bathroom(s)

2 cm granite or quartz bathroom countertops with 4" backsplash

Tiled shower walls to the last full tile and tile-surrounded free standing tub in Primary

bath (varies per plan)

Upgraded ceramic tile floor Framed mirrors in Secondary baths Head knockers included in all bathrooms Light over primary bath showers (varies per plan)

\*Schluter-KERDI Shower System behind all shower walls

Rain Shower Head in Primary Bath Shower (Homes permitted after January 1, 2025)

### **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

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)

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

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)

#### Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring

\*Uponor AquaPEX tubing for water lines 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 6 mil poly moisture barrier under slab 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**

3-car garage

Gas line to patio

Enhanced exterior accents Septic System (if required)

Brick mailbox with cast stone address block

Guttering over entry and AC pad (vary per plan) Signature landscaping package including stone border 8/12 roof pitch

Sprinkler Loop at Garage Covered back/front patios Up to 10,000 square feet of sod

2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan)

### 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

motion sensor switch) (Homes permitted 11/1/24)

#### 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 Kwikset door hardware, including Smartkey functionality at all exterior doors Electric vehicle charging plug ( 220V 50Amp service; homes permitted after

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

## Garage

Pull-down attic access in garage (per plan) Epoxy floor finish in garage (homes permitted after 12/1/21)

Finished 3-car garage with wall texture, trim and paint Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes

\* Features subject to availability.

Included features will vary based on the design style on each signature collection home. This allows each signature collection home to be one-of-a-kind. 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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#### **Interior Finishes**

Square corners
3" paint grade casing
Ventless gas log fireplace - elevated
Upgraded ceramic tile in baths and utility
Rocker switches (homes permitted after 5/1/23)
Select 8' Interior Doors – Locations Vary Per Plan
Deako Rocker Switches (Homes permitted after 11/1/24)
Insulated entry door with glass insert (panel style may vary)
Wood look tile in kitchen, dining, living room, entry and halls
Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select
fixtures in Gold

Hand textured walls
5" paint grade baseboard
10' seasonal storage in primary closet
Ceiling fans in all bedrooms and living room
10' ceilings on first floor on select floor plans
Ceiling Fans in Bonus & Family Rooms (Varies by plan)
Faux beams standard in common areas (varies per plan)
Pantry door with frosted glass (homes permitted after 11/1/24)
Pediment treatments in main living areas (locations vary per plan)
Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

#### Kitchen

Sweep outs at toe-kick
Decorative vented hood to outside
Water line for refrigerator icemaker
Built-in trash can drawer in the kitchen island
Pot filler (Homes permitted after January 1, 2025)
Extended cabinet and countertop depth 2" at cooktop
Full extension drawer glides and soft-close hinges on cabinets
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood

\*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

\*Price Pfister® kitchen faucet
LED under cabinet lights in kitchen
3 cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
1/3 horsepower sink garbage disposal w/ air switch
Soft close drawers (on cabinets delivered after 02/01/2024)
Single basin undermount farm sink (stainless steel) or workstation sink
Soft-close 36" upper kitchen wood cabinets to ceiling (up to 10' ceilings, varies per plan) (painted/stained)





