



NEW HOME CONSULTANT
Holly McGowen
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Community: Valdera
Model: 9925 Goodman Street, Yukon, OK None



10109 NW 99th Street
Yukon, OK

SOLD

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

From the Signature Collection

Floor Plan: Parker
Square Feet: 2,550 (m.o.l.)
Bedrooms: 4
Bathrooms: 2.5
Garage: 3 Car



This floor plan with a HERS Index Rating of 46 is:

- 54% more energy efficient than a typical new home
- 84% more energy efficient than a typical existing home



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Included Features

Address: 10109 NW 99th Street **Price:** \$469,490

Collection: The Signature Collection **Floor Plan:** Parker

Square Feet: 2,550 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.5 **Garage:** 3 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

Steel tub with tiled walls in secondary bathroom(s)
*Schluter-KERDI Shower System behind all shower walls
Tiled shower walls to the last full tile and tile-surrounded free standing tub in Primary bath (varies per plan)
Ceramic tile floor (rectangular or decorative tile in bathrooms)
Undermount sinks
Framed mirrors in Secondary baths

Light over primary bath showers
2 cm granite or quartz bathroom countertops with 4" backsplash
Head knockers included in all bathrooms
Metal framed mirrors in Primary and powder bath
Doorless shower in primary bathroom
Price Pfister® bathroom faucet

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
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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)
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

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
Wi-fi (6) switches installed at Garage Coach, Porch, Entry hall, Primary Bd, Back Porch, + under cabinet lights *(Being removed as of 10/1/23 finalized homes)
Video Doorbell with Chime at Front Entry
Occupancy Sensor at Utility Room
Kwikset door Hardware, including Smartkey functionality at all exterior doors

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

Exterior Finishes

CAT 5e cable outlet at covered patio
Guttering over entry and AC pad (vary per plan)
Brick exterior with partial siding (varies per plan)
Gas line to patio
Septic System (if required)
Sprinkler Loop at Garage
Enhanced exterior accents
Brick mailbox with cast stone address block

8/12 roof pitch
Up to 10,000 square feet of sod
Two Woodford Freeze-Proof Exterior Water Spigots
3-car garage
Signature landscaping package including stone border
Minimum of 3 exterior waterproof electrical outlets
Covered back/front patios

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

Buyer's Initials _____ **Buyer's Initials** _____ **Seller's or its Representative's Initials** _____

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Interior Finishes

Insulated entry door with glass insert (panel style may vary)
Hand textured walls

Ventless gas log fireplace
Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold
Select 8' Interior Doors – Locations Vary Per Plan
3" paint grade casing
Square Corners (Permits 6/1/2022)
10' seasonal storage in primary closet

Pediment treatments in main living area
Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights
Wood look tile in kitchen, dining, living room, entry and halls
Ceiling fans in all bedrooms and family rooms
10' ceilings on first floor on select floor plans
5" paint grade baseboard
Ceramic tile (Rectangular and/or decorative) tile in baths and utility
Rocker switches (homes permitted after 5/1/23)
lever handles

Kitchen

Pendant lights over bar or island (select plans)
*Price Pfister® kitchen faucet
Full extension drawer glides and soft-close hinges on cabinets
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood
Extended cabinet and countertop depth 2" at cooktop
3 cm granite or quartz kitchen countertops
Flat panel soft-close 36" upper kitchen wood cabinets to ceiling (up to 10' ceilings, varies per plan) (painted/stained)
Single basin undermount farm sink (stainless steel) or workstation sink

Water line for refrigerator icemaker
Decorative vented hood to outside
Sweep outs at toe-kick
LED under cabinet lights in kitchen
Built-in trash can drawer in the kitchen island
1/3 horsepower sink garbage disposal w/ air switch
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

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