



NEW HOME CONSULTANT
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Community: Valdera
Model: 10016 NW 98th St, Yukon, OK 73099,
 Yukon, OK



10117 NW 99th Street
Yukon, OK

SOLD

Price and availability are subject to change without prior notice. Accurate as of Aug 18, 2022.

From the Signature Collection

Floor Plan: Hudson
Square Feet: 2,839 (m.o.l.)
Bedrooms: 5
Bathrooms: 3.5
Garage: 3 Car



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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: 10117 NW 99th Street **Price:** \$496,990

Collection: The Signature Collection **Floor Plan:** Hudson

Square Feet: 2,839 (m.o.l.) **Bedrooms:** 5 **Bathrooms:** 3.5 **Garage:** 3 Car

Bathroom

*Price Pfister® bathroom faucet
Steel tub with tiled walls in hall bathroom
Framed mirror
2 cm Quartz countertops
Free-standing tub in master bathroom
Doorless shower in master bathroom
Tile to ceilings in bathrooms
Upgraded backsplash for bathrooms and showers (given allowance)

Ceramic tile floor
Tiled shower and tile-surrounded garden tub in master bath
*Schluter-KERDI Shower System
Light in master bathroom showers
Enhanced mirrors in master bathroom (varies per plan)
Head knockers included in all bathrooms
Rectangular or decorative tile in bathrooms and utility rooms
Metal framed mirrors in Primary Bathroom and Powder Baths (Permits 12/1)

Inspections / Engineering

All foundation designs reviewed and stamped by 3rd party state-certified engineer

Energy inspection performed twice on all homes to verify installation quality of all energy features

Energy-efficiency

97% efficient tankless water heater
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
R-15 blown-in insulation in external walls. Excludes garage
R-8 Perimeter foam insulation under slab

Radiant barrier roof decking
R-8 Insulated and mastic sealed A/C ducts
Polycell caulking around windows, doors and joints (energy efficient caulking package)
R-19 batt insulation in sloped ceiling
Eave roof ventilation
Gas heating 96% high efficiency furnace and duct work
R-44 blown-in insulation in attic

Construction / Plumbing / Electric / Mechanical

HVAC in attic
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Heat-taped condensation lines (attic only)
16 SEER electrical central air conditioning
RG6 quad shield cable wiring (at least 4 cable outlets)
Enhanced modified slab on grade
App Enabled Garage Door Opener + Battery Backup (homes permitted after 12/01/2021)
Leviton Smart Switches (homes permitted after 12/01/21)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Electric dryer connection in utility room
Category 5 structured wiring
Protective ground fault interrupter circuits
*Uponor AquaPEX tubing for water lines
Copper electrical wiring
Wi-fi (6) switches installed at Garage Coach, Porch, Entry hall, + Master Bd + Back Porch (homes permitted after 12/01/2021)

Safety

Anchor bolts that secure perimeter walls to foundation
*Kwikset SmartCode Touchpad Electronic Deadbolt
Installed smoke detectors
*Kwikset Smart Key locks and hardware
Occupancy sensor at utility room (homes permitted after 12/01/2021)

Tornado Straps that secure perimeter walls to rafters/roof
Oriented Strand Board (OSB) exterior walls
Carbon Monoxide Sensor
Sheetrock screwed to studs/walls (except Barrel Ceilings)
Video Doorbell (homes permitted after 12/01/2021)

Exterior Finishes

Concrete patio (vary per plan)
8/12 roof pitch
3080 front door
Semi-gloss exterior paint
Brick mailbox with address stone
Brick exterior (partial siding on some plans)
Stone accents (per elevation)
Larger gable-covered back/front patios
3-car garage with upgraded garage door
Platinum landscape package with stone border
Sprinkler Loop at Garage (homes permitted after 12/01/2021)

Extra C/T outlet & outlet at covered patio
Minimum of 2 exterior waterproof electrical outlets
3 exterior paint colors
Guttering over entry and AC pad (vary per plan)
10,000 square feet of sod
Two Freeze-Proof Exterior Water Spigots
Gas line to patio
Larger gable-covered back/front patios
Septic System
Keyless Smart Entry Door Lock (homes permitted after 12/01/2021)

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 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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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

Garage door opener with 2 remotes (2-car garages only)
Pull-down attic access in garage (in single story plan)

Decorative trim on 3 doors in prominent areas
Eggshell paint (except closets)
Bullnose corners (vary per plan)
Seasonal storage in master closet
Additional USB Outlet in master
2 Electrical outlets w/dual USB A & USB C port (kitchen & master bedroom) (homes permitted after 12/01/2021)
Finished 3-car garage with wind resistant steel insulated garage door
Ceiling fans in all bedrooms and family rooms
Pediment treatments over main doorways
10' Ceilings on First Floor on select floor plans (Permits 12/1)
Epoxy Garage Floor Finish (homes permitted after 12/01/2021)
Seasonal storage to ceiling in Primary bedroom - (Permits 12/1)

Insulated entry door with glass insert (panel style may vary)
Crown molding in entry, living, kitchen, dining and master bedroom (crown molding will not be included in areas with beams or vaulted ceilings)
Hand textured walls
Locate alarm box in coat closet
LED lights throughout
Locate PRV/shutoff in bedroom 3 closet
Upgraded light package
Wood tile in kitchen, dining, living room, entry and halls
One interior accent color
Door hardware (oil rubbed bronze or satin nickel)
Trim and pediment for living room windows
Ecobee3 Lite Thermostat (homes permitted after 12/01/2021)
Select 8' Interior Doors - Locations Vary Per Plan (Permits 12/1)
WIFI Garage Door Openers with battery backup (Permits 12/1)

Kitchen

Cabinet hardware
1/3 horsepower sink garbage disposal
*Price Pfister® kitchen faucet
Decorative vented hood to outside

Kitchen hardware for cabinets and drawers
Sweep outs at toe-kick
Upgraded backsplash for kitchens (given allowance)
Extended cabinet and countertop depth 2" at cooktop
Built-in trash can drawer in the kitchen island
Stainless steel farm sink - single basin
Wifi Oven (homes permitted after 12/01/2021)
Choice of Level 1-3 Quartz or Level 1 Granite in Kitchen (Permits 12/1)
36" 5-Burner Gas Cooktop

Pendant lights over bar or island (select plans)
Water line for refrigerator icemaker
Upper cabinets to ceiling
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, electric built-in oven
Full extension drawer glides and soft-close hinges on cabinets
Painted cabinets (1 color)
LED under cabinet lights in kitchen
Sweep-outs and toe-kick
3 cm granite or quartz kitchen countertops
Samsung 5-burner drop-in gas cooktop with cabinet / countertop extended 2"
Occupancy Switch at Pantry Door (homes permitted after 12/01/2021)
Choice or Stainless Steel Farmhouse or Workstation Sink (Permits 12/1/2021)

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