



**NEW HOME CONSULTANT**

**Holly McGowen**

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**Community: Valdera**

**Model: 9925 Goodman Street, Yukon, OK**



**10164 NW 100th Street  
Yukon, OK**

**HOME PRICED AT**

**\$509,990**

Price and availability are subject to change without prior notice. Accurate as of Feb 07, 2023.

**From the Signature Collection**

**Floor Plan: Madison**

**Square Feet: 2,769 (m.o.l.)**

**Bedrooms: 4**

**Bathrooms: 3.0**

**Garage: 3 Car**



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:** 10164 NW 100th Street **Price:** \$509,990

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## 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  
Rectangular or decorative tile in bathrooms and utility rooms  
Metal framed mirrors in Primary Bathroom and Powder Baths (Permits 12/1)

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  
Upgraded backsplash for bathrooms and showers (given allowance)

## Inspections / Engineering

All foundation & frame 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)

\*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

## Safety

Anchor bolts that secure perimeter walls to foundation  
\*Kwikset SmartCode Touchpad Electronic Deadbolt  
Installed smoke detectors  
\*Kwikset Smart Key locks and hardware

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)

## 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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## 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 & garages)  
LED lights throughout  
Locate PRV/shutoff in bedroom 3 closet  
Wood tile in kitchen, dining, living room, entry and halls  
Finished 3-car garage with aluminum insulated garage door  
Ceiling fans in all bedrooms and family rooms  
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  
Seasonal storage in master closet  
Upgraded light package  
One interior accent color  
Door hardware (satin nickel)  
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

Pendant lights over bar or island (select plans)  
Water line for refrigerator icemaker  
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)  
Ceramic farmhouse sink

1/3 horsepower sink garbage disposal  
\*Price Pfister® kitchen faucet  
\*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"  
Choice of Level 1-3 Quartz or Level 1 Granite in Kitchen (Permits 12/1)  
36" 5-Burner Gas Cooktop

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