



Community: Valdera Model: , Yukon, OK 73099



10173 NW 100th Street Yukon, OK 73099

### **HOME PRICED AT**

\$487,500

Price and availability are subject to change without prior notice. Accurate as of Nov 04, 2025.

Floor Plan: Berkeley Elite 3-car Square Feet: 2,535 (m.o.l.)

Bedrooms: 4 Bathrooms: 3.5 Garage: 3 Car





# This floor plan with a HERS Index Rating of 50 is:

- 50% more energy efficient than a typical new home
- 80% more energy efficient than a typical existing home

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





## **Included Features**

Address: 10173 NW 100th Street Price: \$487,500

Collection: Elite Collection Floor Plan: Berkeley Elite 3-Car

Square Feet: 2,535 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 3 Car

#### Interior Finishes

Square corners 3" paint grade casing Ventless gas log fireplace

55" Electric Fireplace (Permits 7/1/25)
Deako Rocker Switches (Homes permitted after 11/1/24)

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

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 5" paint grade baseboard

Ceramic tile floor in baths and utility

Rocker switches (homes permitted after 5/1/23) 10' seasonal storage in primary closet (select plans)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single

Enhanced light package including chandelier, island pendants, coach lights and vanity

lights (varies per plan)

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

Bathroom

Undermount sinks Framed mirrors in all baths

Light over Primary bathroom showers

\*Schluter-KERDI Shower System behind all shower walls

2 cm granite or quartz bathroom countertops with 4" backsplash

Ceramic tile floor

Price Pfister® bathroom faucet

Steel tub with tiled walls in secondary bathroom(s)

Tiled shower and tile-surrounded garden tub in Primary bath

**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

6 mil poly moisture barrier under slab Electric dryer connection in utility room

Enhanced modified slab on grade foundation 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

\*Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only)

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** 

Full sod

8/12 roof pitches

Gas line to patio (Permits 7/1/25)

Brick mailbox with cast stone address block

Guttering over entry and AC pad (vary per plan)

Brick exterior with partial siding (varies per plan)

Covered patio

Enhanced exterior accents

Elite landscape package with stone border 2 Woodford freeze-proof exterior water spigots

Minimum of 3 exterior waterproof electrical outlets

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

**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 01/01/2024)

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

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)

Garage

Pull-down attic access in garage (ner nlan)

Finished 2-car garage with wall texture trim and naint

\* 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.





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### Kitchen

\*Price Pfister® kitchen faucet
Water line for refrigerator icemaker
3cm granite or quartz kitchen countertops
LED Under Cabinet Lighting (on selected plans)
1/3 horsepower sink garbage disposal w/ air switch
Soft-close 36" upper kitchen wood cabinets (painted/stained)

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

Decorative vented hood to outside
Kitchen hardware for cabinets and drawers
Tiled backsplash up to the bottom of cabinets
Pendant lights over bar or island (select plans)
Extended cabinet and countertop depth 2" at cooktop
Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black,
White, or Gray)



