



Community: Sweetwater

Model: 9101 Sweetwater Boulevard, Moore, OK

73160



2208 SE 90th Street Moore, OK 73160

SOLD

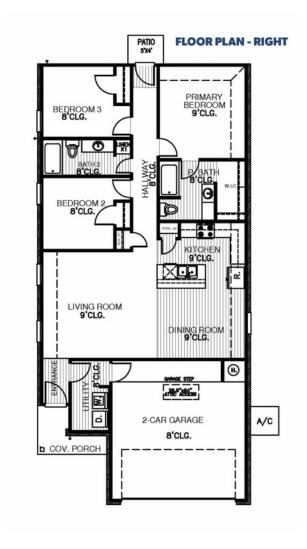
Price and availability are subject to change without prior notice. Accurate as of Dec 26, 2024.

From the Colony Collection

Floor Plan: Alistair

Square Feet: 1,342 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car







Included Features

Address: 2208 SE 90th Street Price: \$230,990

Floor Plan: Alistair

Square Feet: 1,342 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring Exterior 2x4 stud-grade lumber walls Gas heating 96% high efficiency furnace Electric dryer connection in utility room Protective ground fault interrupter circuits

Category five structured wiring (2 phone outlets)
15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

Sheetrock screwed to studs/walls Uponor AquaPex tubing for water lines Garage pre-wired for garage door opener Heat-taped condensation lines in the attic RG6 quad shield cable wiring (two cable outlets)

Dupont Tyvek Housewrap air and moisture barrier house wrap

Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Bathroom

PEERLESS by Delta bathroom faucet 1.6 cm Italian marble vanity countertops Fiberglass shower/tub combo in bathrooms

Energy Efficiency

Eave roof ventilation 93% efficient tankless water heater Insulated and mastic sealed A/C ducts Gas heating 96% high efficiency furnace Polycel caulking around windows, doors and joints

R-15 blown-in insulation in external walls; excluding garage

HERS Index Energy Efficiency Rating R-38 blown-in insulation in the attic R-19 batt insulation in sloped ceiling R-8 Perimeter foam insulation under slab

Low-e Thermalpane tilt-in vinyl windows with screen Energy Star certified home (homes permitted after 01/01/2024)

Interior Finishes

Hand textured walls Pull down attic access in garage Garage with wind resistant steel door All bedrooms are box rated for ceiling fans

Vinyl floor in kitchen, dining room, entry, bathrooms, and utility room

2 1/4" paint grade baseboard Interior doors (panel style may vary) Insulated entry door (panel style may vary)

Raised 9' ceiling in living areas (vary per plan and package)
Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

Safety

Installed smoke detectors

Oriented Strand Board (OSB) Exterior Walls

Anchor bolts that secure the perimeter walls to the foundation

Kwikset Smart Kev locks and hardware

Tornado straps that secure the perimeter walls to rafters

Exterior Finishes

Full sod

Concrete patio (vary per plan)

Two Woodford Freeze-Proof Exterior Water Spigots

*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

Landscape package

Shutters and or dormers (vary per elevation) Minimum of two exterior waterproof electric outlets

Warranties

Termite company's warranty RWC New Home limited 10-year warranty

Manufacturer's vinyl siding material warranty

Builder's limited one-year warranty

Manufacturer's limited appliance warranty Manufacturer's limited lifetime shingle warranty

Kitchen sink garbage disposal Water line for refrigerator icemaker PEERLESS by Delta kitchen faucet

Black Frigidaire appliances including free standing 5 burner gas range, dishwasher, and

vent hood

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