



NEW HOME CONSULTANT Alex Burnett (405) 658-4933 Cell Phone (405) 410-2208 Model Home

Community: Sweetwater **Model:** 9101 Sweetwater Boulevard, Moore, OK 73160



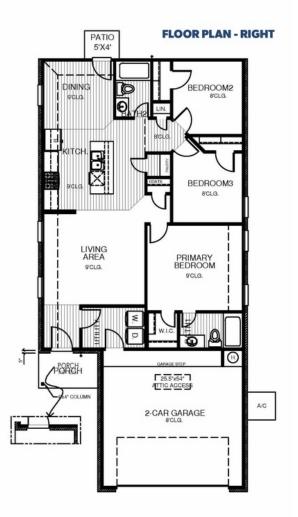
9012 Washita Creek Drive Moore, OK 73160

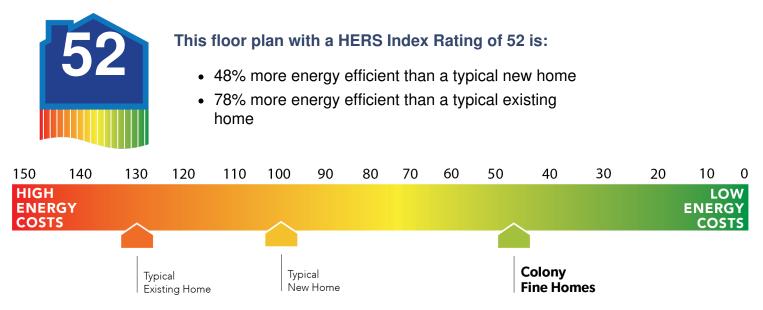


Price and availability are subject to change without prior notice. Accurate as of Dec 21, 2024.

From the Colony Collection

Floor Plan: Brady Square Feet: 1,253 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 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: 9012 Washita Creek Drive Price: \$224,990 Floor Plan: Brady Square Feet: 1,253 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

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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 Key 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	
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 wart based

vent hood

Buyer's Initials _

* 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.

