



NEW HOME CONSULTANT Holly McGowen (405) 229-7504 Cell Phone (405) 410-2208 Model Home Community: Walnut Creek Model: 3615 E Augusta Ave, Muskogee, OK 74403



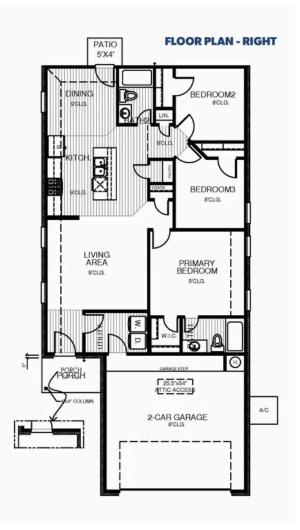
610 Georgia Place Muskogee, OK 74403

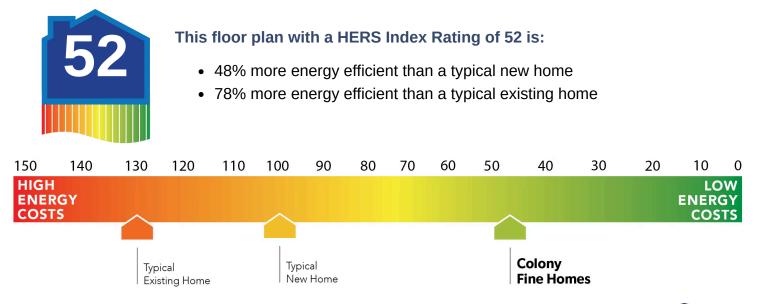
SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 29, 2025.

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: 610 Georgia Place Price: \$187,990 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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Construction / Flambing / Electrical / Meenanical	
Copper electrical wiring	Sheetrock screwed to studs/walls
Exterior 2x4 stud-grade lumber walls	Uponor AquaPex tubing for water lines
Gas heating 96% high efficiency furnace	Garage pre-wired for garage door opener
Electric dryer connection in utility room	Heat-taped condensation lines in the attic
Protective ground fault interrupter circuits	RG6 quad shield cable wiring (two cable outlets)
Category five structured wiring (2 phone outlets)	Dupont Tyvek Housewrap air and moisture barrier house wrap
15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)	Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)
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Bathroom	
PEERLESS by Delta bathroom faucet	Fiberglass shower/tub combo in bathrooms
1.6 cm Italian marble vanity countertops	
Energy Efficiency	
Eave roof ventilation	HERS Index Energy Efficiency Rating
93% efficient tankless water heater	R-38 blown-in insulation in the attic
Insulated and mastic sealed A/C ducts	R-36 biowien insulation in sloped ceiling
Gas heating 96% high efficiency furnace	R-8 Perimeter foam insulation under slab
Polycel caulking around windows, doors and joints	Low-e Thermalpane tilt-in vinyl windows with screen
R-15 blown-in insulation in external walls; excluding garage	Energy Star certified home (homes permitted after 01/01/2024)
Interior Finishes	
Hand textured walls	2 1/4" paint grade baseboard
Pull down attic access in garage	Interior doors (panel style may vary)
Garage with wind resistant steel door	Insulated entry door (panel style may vary)
All bedrooms are box rated for ceiling fans	Raised 9' ceiling in living areas (vary per plan and package)
Vinyl floor in kitchen, dining room, entry, bathrooms, and utility room	Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)
Safety	
Installed smoke detectors	Kwikset Smart Key locks and hardware
Oriented Strand Board (OSB) Exterior Walls	Tornado straps that secure the perimeter walls to rafters
Anchor bolts that secure the perimeter walls to the foundation	
Exterior Finishes	
Full sod	Landscape package
Concrete patio (vary per plan)	Shutters and or dormers (vary per elevation)
Two Woodford Freeze-Proof Exterior Water Spigots	Minimum of two exterior waterproof electric outlets
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes	
permitted after 09/01/2023)	
Warranties	
Termite company's warranty	Builder's limited one-year warranty
RWC New Home limited 10-year warranty	Manufacturer's limited appliance warranty
Manufacturer's vinyl siding material warranty	Manufacturer's limited lifetime shingle warranty
Kitchen	
Kitchen sink garbage disposal	PEERLESS by Delta kitchen faucet
Water line for refrigerator icemaker	Black Frigidaire appliances including free standing 5 burner gas range, dishwasher, and
	vent hood

