

NEW HOME CONSULTANT Holly McGowen 405-229-7504 Cell Phone (405) 364-9999 Model Home

**Community:** Sleepy Hollow **Model:** 926 Hudson Road, Chickasha, OK 73018



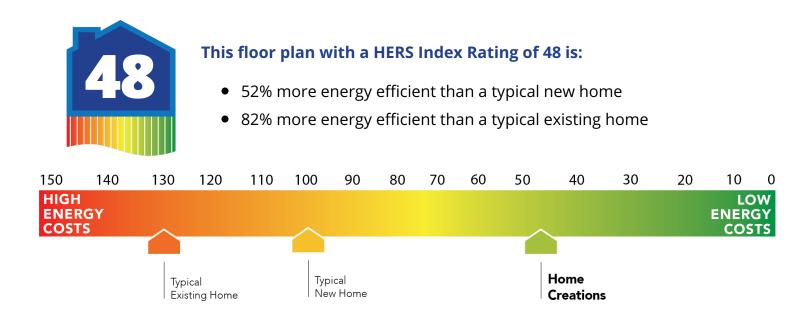
## 928 Dusky Valley Lane Chickasha, OK 73018



Price and availability are subject to change without prior notice. Accurate as of May 19, 2024.

## From the Scissortail Collection

Floor Plan: Cavanal Square Feet: 1,815 (m.o.l.) Bedrooms: 4 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: 928 Dusky Valley Lane Price: \$244,990

Collection: The Scissortail Collection Floor Plan: Cavanal

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## Construction / Plumbing / Electrical / Mechanical

Construction / Plumbing / Electrical / Mechanical Copper electrical wiring *Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Enhanced modified slab on grade foundation Exterior 2 x 4 stud-grade lumber walls (16" on center) RG6 Quad-shield cable wiring (at least four category 5e structured wiring) *Atlas Pinacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)	Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits *Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
Bathroom	
Undermount sinks Single Sink in Primary Bath One piece shower enclosure in all baths Price Pfister® Pfirst series bathroom faucet and shower trim	Ceramic tile floor Square undermount sinks in all baths 1.6 cm granite or quartz in all baths with 4″ backsplash Vanity cabinet with kneespace in primary bath (varies per plan)
Interior Finishes	
Square corners Ceramic Tile in baths and utility Window Sill and Apron at all windows Ceiling fans in living room (box rated for ceiling fans in all bedrooms) Raised 9' ceiling in living areas and primary bedrooms (in single story plan)	Hand textured walls 3" paint grade baseboard and casing Insulated entry door (panel style may vary) Luxury Vinyl in all kitchen, dining room, living room, entry and hallways Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and bedroom closets
Inspections / Engineering	
All foundation designs reviewed and stamped by 3rd party state-certified engineer.	HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
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 Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)	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 Energy Star certified home (homes permitted after 01/01/2024) Polycel caulking around windows, doors and joints (energy efficient caulking package) HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
Garage	
Garage pre-wired for garage door opener Finished 2-car garage with wall texture, trim and paint	Pull-down attic access in garage (per plan)
Safety	
Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Sheetrock screwed to studs/walls (except Barrel Ceilings) Kwikset door Hardware, including Smartkey functionality at all exterior doors	Installed smoke detectors Anchor bolts that secure perimeter walls to foundation Tornado Straps that secure perimeter walls to rafters/roof
Smart Home Features	
Wifi-Enabled Samsung Range Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)	Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Exterior Finishes	
Full sod Scissortail Landscaping package 2 Woodford freeze-proof exterior water spigots Brick exterior with partial siding (varies per plan)	Brick Mailbox Diverter over entry and AC Pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets
Warranties	
Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's limited lifetime shingle warranty	Builder's limited one-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty
Kitchen	
1.6 cm quartz countertops Water line for refrigerator icemaker 1/3 horsepower sink garbage disposal w/ air switch Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)	Price Pfister kitchen faucet Tiled backsplash up to the bottom of cabinets Single bowl stainless steel 8" deep under mount kitchen sink Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range
Buyer's Initials Buyer's Initials	Seller's or its Representative'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.

