



NEW HOME CONSULTANT
Holly McGowen
 (405) 229-7504 Cell Phone
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Community: Blue Ridge
Model: 4336 Blue Ridge Avenue, Norman, OK
 73072



4119 Blue Ridge Avenue
Norman, OK 73072

SOLD

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

From the Signature Collection

Floor Plan: Sutton

Square Feet: 3,264 (m.o.l.)

Bedrooms: 5

Bathrooms: 4.5

Garage: 3 Car





Included Features

Address: 4119 Blue Ridge Avenue **Price:** \$574,026

Collection: The Signature Collection **Floor Plan:** Sutton

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Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
*Uponor AquaPEX tubing for water lines
Electric dryer connection in utility room
Heat-taped condensation lines (attic only)
Exterior 2 x 4 stud-grade lumber walls (16" on center)
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)
*Atlas Pinnacle 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
Enhanced modified slab on grade foundation
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
Light over primary bath showers
Doorless shower in primary bathroom
Metal framed mirrors in Primary and powder bath
*Schluter-KERDI Shower System behind all shower walls
Ceramic tile floor (rectangular or decorative tile in bathrooms)

Price Pfister® bathroom faucet
Framed mirrors in Secondary baths
Head knockers included in all bathrooms
Steel tub with tiled walls in secondary bathroom(s)
2 cm granite or quartz bathroom countertops with 4" backsplash
Tiled shower walls to the last full tile and tile-surrounded free standing tub in Primary bath (varies per plan)

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

Pull-down attic access in garage (per plan)
Epoxy floor finish in garage (homes permitted after 12/1/21)

Finished 3-car garage with wall texture, trim and paint
Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes

Safety

Installed smoke detectors
Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters/roof

Carbon Monoxide detectors
Anchor bolts that secure perimeter walls to foundation
Kwikset door hardware, including Smartkey functionality at all exterior doors

Smart Home Features

Video doorbell with Chime at front entry
Occupancy sensor at utility room and pantry door
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)
Kwikset door Hardware, including Smartkey functionality at all exterior doors

2 Electrical outlet w/dual USB ports in kitchen
2 Electrical outlet w/dual USB ports in primary bedroom
Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Exterior Finishes

3-car garage
Gas line to patio
Enhanced exterior accents
Septic System (if required)
CAT 5e cable outlet at covered patio
2 Woodford freeze-proof exterior water spigots
Minimum of 3 exterior waterproof electrical outlets
Brick exterior with partial siding (varies per plan)

8/12 roof pitch
Sprinkler Loop at Garage
Covered back/front patios
Up to 10,000 square feet of sod
Brick mailbox with cast stone address block
Guttering over entry and AC pad (vary per plan)
Signature landscaping package including stone border

Warranties

Termite company's 5-year warranty
RWC New Home limited 10-year warranty
Manufacturer's limited 30-year shingle warranty

Builder's limited one-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty

Buyer's Initials _____ **Buyer's Initials** _____ **Seller's or its Representative's Initials** _____

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Included features will vary based on the design style on each signature collection home. This allows each signature collection home to be one-of-a-kind. 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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Interior Finishes

Square corners
3" paint grade casing
Ventless gas log fireplace - elevated
Pediment treatments in main living area
Rocker switches (homes permitted after 5/1/23)
Select 8' Interior Doors - Locations Vary Per Plan
Wood look tile in kitchen, dining, living room, entry and halls
Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold

Hand textured walls
5" paint grade baseboard
10' seasonal storage in primary closet
Ceiling fans in all bedrooms and family rooms
10' ceilings on first floor on select floor plans
Insulated entry door with glass insert (panel style may vary)
Ceramic tile (Rectangular and/or decorative) tile in baths and utility
Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

Kitchen

Sweep outs at toe-kick
Decorative vented hood to outside
Water line for refrigerator icemaker
Built-in trash can drawer in the kitchen island
1/3 horsepower sink garbage disposal w/ air switch
Soft close drawer (on cabinets delivered after 02/01/2024)
Single basin undermount farm sink (stainless steel) or workstation sink
Flat panel soft-close 36" upper kitchen wood cabinets to ceiling (up to 10' ceilings, varies per plan) (painted/stained)

*Price Pfister® kitchen faucet
LED under cabinet lights in kitchen
3 cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
Extended cabinet and countertop depth 2" at cooktop
Full extension drawer glides and soft-close hinges on cabinets
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

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