NEW HOME CONSULTANT
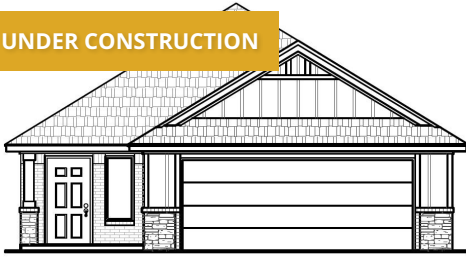**Chris Hacker**
(405) 388-7817 Cell Phone
(405) 364-9999 Model Home

Community: Palermo Place Villas
Model: 14112 Celeste Lane, Oklahoma City, OK 73170

UNDER CONSTRUCTION

1005 SW 139th Street
Oklahoma City, OK 73170

HOME PRICED AT

$288,990

Price and availability are subject to change without prior notice. Accurate as of May 20, 2024.

From the Village Elite Collection

Floor Plan: Snapdragon Elite
Square Feet: 1,329 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

Included Features

Address: 1005 SW 139th Street   **Price:** $288,990
Collection: The Village Elite Collection   **Floor Plan:** Snapdragon Elite
Square Feet: 1,329 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
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

*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)
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

Bathroom

Ceramic tile floor
Fiberglass shower / tub combo in hall bath

Tiled shower in master bath
*Price Pfister® bathroom faucet (choice of satin nickel or black)

Interior Finishes

3 1/4" baseboards
Insulated entry door (panel style may vary)

Hand textured walls
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

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

Radiant barrier roof decking
R-44 blown-in insulation in attic
Up to 96% efficient tankless water heater
Gas heating 96% high efficiency furnace & duct work
Energy Star certified home (homes permitted after 01/01/2024)
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

Continuous eave roof ventilation
R-8 Perimeter foam insulation at slab
R-8 Insulated and mastic sealed A/C ducts
R-15 blown-in insulation in external walls. Excludes garage
Polycel caulking around windows, doors and joints (energy efficient caulking package)

Garage

Pull-down attic access in garage (per plan)

Safety

Installed smoke 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

Carbon Monoxide detectors
Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof

Smart Home Features

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

Exterior Finishes

Full sod
Brick on back of home
Upgraded glass front door
2 Woodford freeze-proof exterior water spigots
Minimum of 2 exterior waterproof electrical outlets

8/12 roof pitch
Stone accents on exterior
Upgraded landscape package w/ stone border
Guttering over entry and AC pad (vary per plan)

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

Kitchen

Custom cabinets
Water line for refrigerator icemaker
1/3 horsepower sink garbage disposal w/ air switch

*1-hole Price Pfister kitchen faucet
3cm granite or quartz kitchen countertops
Undermount single basin kitchen sink (stainless steel)

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