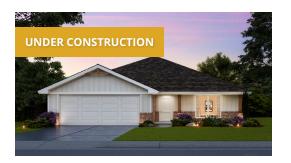




NEW HOME CONSULTANT Emily Palinkas (405) 481-5386 Cell Phone (405) 364-9999 Model Home

**Community:** Sycamore Gardens **Model:** 11436 SW 11th Street, Yukon, OK 73099



1108 Acacia Creek Drive Yukon, OK 73099

# HOME PRICED AT \$309,952

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

### From the Wellington Collection

Floor Plan: Lynndale Plus Square Feet: 1,701 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



#### This floor plan with a HERS Index Rating of 48 is: • 52% more energy efficient than a typical new home 82% more energy efficient than a typical existing home • 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 HIGH LOW ENERGY ENERGY COSTS COSTS Home Typical Typical New Home Creations Existing Home

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: 1108 Acacia Creek Drive Price: \$309,952

Collection: The Wellington Collection Floor Plan: Lynndale Plus

Square Feet: 1,701 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

#### Construction / Plumbing / Electrical / Mechanical

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Copper electrical wiring 6 mil poly moisture barrier under slab 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 Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines 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 Framed mirrors in all baths Light over primary bath showers *Schluter-KERDI Shower System behind all shower walls Tiled shower walls and tiled-surround garden tub in primary bath	Ceramic tile floor Price Pfister® bathroom faucet 2 cm granite or quartz countertops with 4″ backsplash One piece tub/shower enclosure in all secondary baths
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 R-8 Insulated and mastic sealed A/C ducts 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 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) 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) Wifi enabled garage door opener with 2 remotes (2-car garages only)	Finished 2-car garage with wall texture, trim and paint
Safety	
Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roof	Installed smoke 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) Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)	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
Exterior Finishes	
Full sod Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)	Wellington landscape package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets
Warranties	
Termite company's 5-year warranty	Builder's limited one-year warranty

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 \_\_\_\_

\* Features subject to availability.

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## **Included Features**

Address: 1108 Acacia Creek Drive Price: \$309,952

**Collection:** The Wellington Collection **Floor Plan:** Lynndale Plus Square Feet: 1,701 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

**Interior Finishes** Square corners Hand textured walls Ventless gas log fireplace 3" paint grade baseboard and casing Ceramic tile floor in baths and utility Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Insulated entry door (panel style may vary) Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas Enhanced light package including chandelier, island pendants, coach lights and vanity

lights

in all other bedrooms)

Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

#### Kitchen

\*Price Pfister® kitchen faucet 3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Undermount single basin kitchen sink (stainless steel) Disposal switch located beside kitchen faucet on all kitchen islands (per plan) Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained) Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

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