

NEW HOME CONSULTANT Angela Bruce (918) 521-3701 Cell Phone (918) 832-0999 Model Home Community: Villas at Bel Lago

Model: 520 S 47th Street, Broken Arrow, OK

74014



204 S 47th Street Broken Arrow, OK 74014

SOLD

Price and availability are subject to change without prior notice. Accurate as of Jan 08, 2025.

From the Wellington Collection

Floor Plan: Johnston

Square Feet: 1,757 (m.o.l.)

Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car





Included Features

Address: 204 S 47th Street Price: \$None

Collection: The Wellington Collection Floor Plan: Johnston

Square Feet: 1,757 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring Category 5 structured wiring Exterior 2 x 4 stud-grade lumber walls 16 SEER electrical central air conditioning

Stone trim on front of home per plan (upgraded stucco accent wall available)

Copper electrical wiring Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Protective ground fault interrupter circuits

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)

(Homes permitted after November 1, 2024)

Bathroom

Elongated toilets in bathrooms

3 cm granite vanity tops with ceramic undermount bowls

Garden tub and separate shower with glass doors and acrylic insert in Master Bath

Fiberglass shower/tub combo in Hall bathroom

Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze

Inspections / Engineering

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

Eave roof ventilation Radiant Barrier Roof Decking
Insulated and mastic sealed A/C ducts R-19 Batt insulation in sloped ceiling Polycel caulking around windows, doors and joints

R-44 Blown-in insulation in attic and RR-15 in exterior walls HERS Index Energy Efficiency Rating (varies per plan & home permit date)

Premeter slab insulation House wrap with moisture barrier R-8 Perimeter foam insulation at slab Gas heating 96% high efficiency furnace Low-e Thermalpane tilt-in vinyl windows with screen

96% efficient gas tankless water heater (homes permitted after 4/15/19)

Safety

Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters Sheetrock screwed to studs/walls (except Barrel Ceilings) Installed smoke & carbon monoxide detectors Anchor bolts that secure perimeter walls to foundation

Exterior Finishes

Landscaping package Concrete patio (varies per plan)

Three exterior waterproof electrical outlets

Brick mailbox with cast stone address block (may vary due to location of property)

Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers

Semi-gloss exterior paint

Two exterior frost proof water spigots Guttering over AC pad and entry (varies per plan)

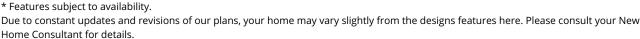
Brick exterior with brick ledge and siding on back with stone trim on front (varies per

Warranties

Termite company's warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty

Builder's limited one-year warranty Brick company's limited 100-year warranty Manufacturer's limited lifetime shingle warranty

Buyer's Initials ____ ____ Buyer's Initials __ Seller's or its Representative's Initials _







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Collection: The Wellington Collection **Floor Plan:** Johnston

Square Feet: 1,757 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

Interior Finishes

Full Blinds
Orange peel texture walls
Insulated entry door (panel style may vary)
Box rated for ceiling fan in all other bedrooms
Gas log fireplace or modern style electric fireplace
Pull-down attic access in garage (in single story plan)
Custom light fixture package (includes wiring & installation)

Paint grade baseboards
Paint grade crown molding
Ceiling fans in living room and master bedroom
Bullnose corners in common areas (varies per plan)
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Raised 10' ceiling in living areas (in single story plan)
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room

Kitchen

Gas stub in kitchen
Water line for refrigerator icemaker
USB outlet in kitchen (house permitted after 5/1/2017)
Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19)

1-hole kitchen faucet Pendant lights over bar (varies per plan) 3 cm granite or quartz kitchen countertops with travertine backsplash

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