

## NEW HOME CONSULTANT Steve Redd (918) 808-8292 Cell Phone

Community: Wynstone

**Model:** 11022 S 276th E Avenue Coweta, OK

74429, Coweta, OK 74429



11008 S 275th E Avenue Coweta, OK 74429

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Oct 30, 2024.

# From the Sonoma Collection

**Floor Plan:** McKinley Plus **Square Feet:** 1,437 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





# **Included Features**

Address: 11008 S 275th E Avenue Price: \$183,416

Collection: The Sonoma Collection Floor Plan: McKinley Plus

**Square Feet:** 1,437 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

### **Construction / Plumbing / Electrical / Mechanical**

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

RG6 Quad-shield cable wiring (at least 4 category 5e structured wiring) (Homes permitted after November 1, 2024)

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

50-gallon tankless hot water heater (homes permitted after 4/15/19)

#### **Bathroom**

Elongated toilets in bathrooms Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze 2cm Granite vanity tops with ceramic undermount bowls

#### **Interior Finishes**

Paint grade baseboards
Garage pre-wired for garage door opener
Ceiling fans in living room and master bedroom
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

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

# **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)

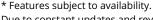
Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers

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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### Kitchen

Gas stub in kitchen Water line for refrigerator icemaker 2 cm granite countertops with subway tile Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19) 1-hole kitchen faucet Treviso kitchen faucet in Stainless Steel USB outlet in kitchen (house permitted after 5/1/2017)

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