



**Community:** Castleberry Villas **Model:** 2524 NW 193rd Terrace, Edmond, OK 73012



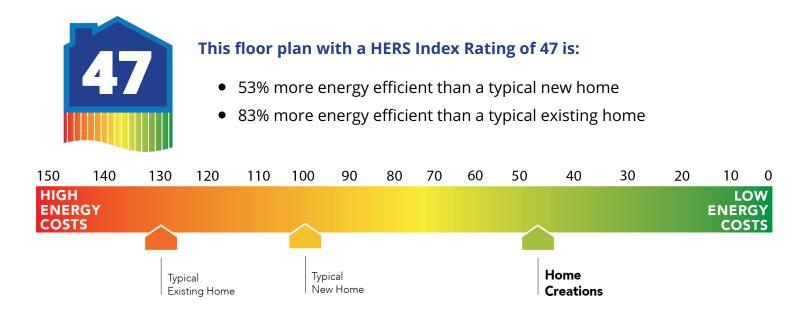
19808 Forsythe Drive Edmond, OK 73012



Price and availability are subject to change without prior notice. Accurate as of Mar 13, 2025.

## From the Village Collection

Floor Plan: Snapdragon Square Feet: 1,257 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



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: 19808 Forsythe Drive Price: \$None

Collection: The Village Collection Floor Plan: Snapdragon

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#### **Construction / Plumbing / Electrical / Mechanical** Copper electrical wiring Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab \*Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Enhanced modified slab on grade foundation Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits \*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with 15.2 SEER electrical central air conditioning \*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty lifetime limited warranty Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024) Bathroom Undermount sinks Ceramic tile floor Fiberglass shower / tub combo in all secondary baths 1.6 cm granite or quartz countertops with 4" backsplash \*Schluter-KERDI Shower System behind all primary shower walls One piece 3x5 insert w/ tile surround enclosure in primary bath \*Price Pfister® bathroom faucet (choice of satin nickel or black) Interior Finishes Square corners Hand textured walls 3" paint grade baseboard and casing Ceramic tile floor in bathrooms and utility Deako Rocker Switches (Homes permitted after 11/1/24) Insulated entry door (panel style may vary) Enhanced lighting package including chandelier and coach lights Raised 10' ceiling in living areas and Primary bedrooms (in single story plan) Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans bedroom closets in all other bedrooms) **Inspections / Engineering** All foundation & frame designs reviewed and stamped by 3rd party state-certified HERS Index energy efficiency rating inspection performed twice by 3rd party licensed engineer. inspector (every home is tested; score varies per plan & home permit date) **Energy-efficiency** LED lights throughout Radiant barrier roof decking Continuous eave roof ventilation R-44 blown-in insulation in attic R-8 Perimeter foam insulation at slab R-8 Insulated and mastic sealed A/C ducts Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work R-15 blown-in insulation in external walls. Excludes garage Energy Star certified home (homes permitted after 01/01/2024) Polycel caulking around windows, doors and joints (energy efficient caulking package) Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) Coefficient with argon gas of .26 or less) Garage Pull-down attic access in garage (per plan) Finished 2-car garage with wall texture, trim and paint Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Safety Installed smoke detectors Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Anchor bolts that secure perimeter walls to foundation Tornado Straps that secure perimeter walls to rafters/roof **Smart Home Features** Wifi-Enabled Samsung Range Video Doorbell with Free Storage and Playback Data Feature Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024) Kwikset door hardware, including Smartkey functionality at all exterior doors Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24) Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024) **Exterior Finishes** Full sod Village landscaping package Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan) Brick mailbox \*may not be available in every community Warranties Termite company's 5-year warranty Builder's limited one-year warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's lifetime limited shingle warranty Manufacturer's limited heating & cooling units warranty





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### Kitchen

\*Price Pfister® kitchen faucet 2 cm granite or quartz kitchen countertops 1/3 horsepower sink garbage disposal w/ air switch 30" soft-close upper kitchen wood cabinets (painted/stained) Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets Single bowl stainless steel 8" deep under mount kitchen sink Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

