



NEW HOME CONSULTANT Kurt McGraw (405) 514-8641 Cell Phone (405) 364-9999 Model Home

**Community:** Castleberry Villas

**Model:** 2524 NW 193rd Terrace, Edmond, OK

73012



2704 NW 199th Street Edmond, OK 73012

**SOLD** 

Price and availability are subject to change without prior notice. Accurate as of Mar 12, 2025.

Floor Plan: Magnolia

Square Feet: 1,378 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0

Garage: 2 Car







# **Included Features**

**Address:** 2704 NW 199th Street **Price:** \$272,490

Floor Plan: Magnolia

Square Feet: 1,378 (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 Electric dryer connection in utility room Heat-taped condensation lines (attic only)

15.2 SEER electrical central air conditioning
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

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

(Homes permitted after November 1, 2024)

Sheetrock screwed to studs/walls \*Uponor AquaPEX tubing for water lines Enhanced modified slab on grade foundation Protective ground fault interrupter circuits

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

### **Bathroom**

Undermount sinks

Fiberglass shower / tub combo in all secondary baths \*Schluter-KERDI Shower System behind all primary shower walls

\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor

1.6 cm granite or quartz countertops with 4" backsplash One piece 3x5 insert w/ tile surround enclosure in primary bath

#### Interior Finishes

Square corners

3" paint grade baseboard and casing 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)

Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and

Hand textured walls

Ceramic tile floor in bathrooms and utility Deako Rocker Switches (Homes permitted after 11/1/24)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

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 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 Up to 96% efficient tankless water heater

R-15 blown-in insulation in external walls. Excludes garage

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 Coefficient with argon gas of .26 or less)

Radiant barrier roof decking R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts

Gas heating 96% high efficiency furnace & duct work Energy Star certified home (homes permitted after 01/01/2024)

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)

## 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

Installed smoke detectors

Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Carbon Monoxide detectors

Anchor bolts that secure perimeter walls to foundation

### **Smart Home Features**

Wifi-Enabled Samsung Range

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Kwikset door hardware, including Smartkey functionality at all exterior doors Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)

Video Doorbell with Free Storage and Playback Data Feature

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) Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

## **Exterior Finishes**

Guttering over entry and AC pad (vary per plan)

Brick exterior with partial siding (varies per plan)

Village landscaping package

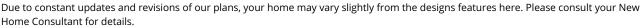
Minimum of 2 exterior waterproof electrical outlets Brick mailbox \*may not be available in every community

#### Warranties

Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's lifetime limited shingle warranty Builder's limited one-year warranty Manufacturer's limited appliance 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

