



NEW HOME CONSULTANT
Holly McGowen
 (405) 364-9999 Cell Phone
 (405) 364-9999 Model Home

Community: The Grove
Model: 18137 Autumn Grove Drive, Edmond, OK 73012



UNDER CONSTRUCTION

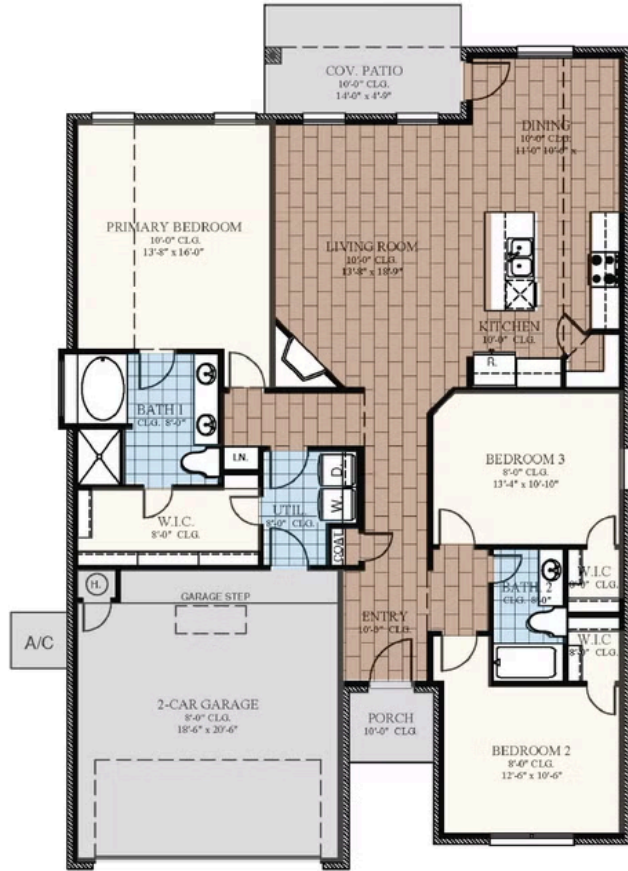
18312 Austin Court
Edmond, OK 73012

HOME PRICED AT
\$335,130

Price and availability are subject to change without prior notice. Accurate as of Apr 24, 2025.

From the Wellington Collection

Floor Plan: Taylor
Square Feet: 1,689 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car

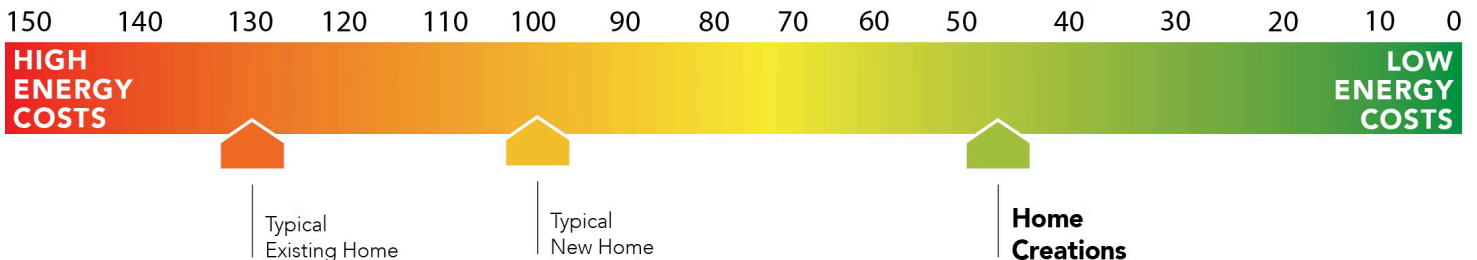


Elevation A & B



This floor plan with a HERS Index Rating of 49 is:

- 51% more energy efficient than a typical new home
- 81% more energy efficient than a typical 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: 18312 Austin Court **Price:** \$335,130

Collection: The Wellington Collection **Floor Plan:** Taylor

Square Feet: 1,689 (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
 Exterior 2 x 4 stud-grade lumber walls (16" on center)
 *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Bathroom

Undermount sinks
 Framed mirrors in all baths
 Light over primary bath showers (varies per plan)
 2 cm granite or quartz countertops with 4" backsplash
 Tiled shower walls and tiled-surround garden tub in primary bath

Ceramic tile floor
 Price Pfister® bathroom faucet
 Fiberglass shower / tub combo in all secondary baths
 *Schluter-KERDI Shower System behind all shower walls

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

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

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)

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

Full sod
 Brick mailbox with cast stone address block
 Guttering over entry and AC pad (varies 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
 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

* Features subject to availability.

Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.





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Interior Finishes

Square corners
Ventless gas log fireplace
Ceramic tile floor in baths and utility
Deako Rocker Switches (Homes permitted after 11/1/24)
Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

Hand textured walls
3" paint grade baseboard and casing
Insulated entry door (panel style may vary)
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)

Kitchen

*Price Pfister® kitchen faucet
3cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
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
1/3 horsepower sink garbage disposal w/air switch
Undermount single basin kitchen sink (stainless steel)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

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