



**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



**3400 NW 181st Street**  
**Edmond, OK 73012**

**HOME PRICED AT**  
**\$289,990**

Price and availability are subject to change without prior notice. Accurate as of Dec 21, 2024.

**From the Village Elite Collection**

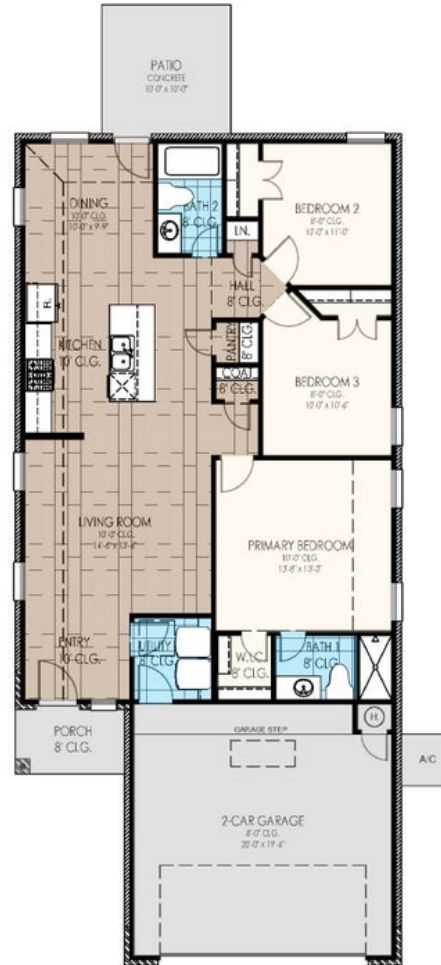
**Floor Plan:** Snapdragon Elite

**Square Feet:** 1,270 (m.o.l.)

**Bedrooms:** 3

**Bathrooms:** 2.0

**Garage:** 2 Car





# Included Features

**Address:** 3400 NW 181st Street **Price:** \$289,990

**Collection:** The Village Elite Collection **Floor Plan:** Snapdragon Elite

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## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
\*Uponor AquaPEX tubing for water lines  
Electric dryer connection in utility room  
Enhanced modified slab on grade foundation  
15.2 SEER electrical central air conditioning  
Sheetrock screwed to studs/walls (except Barrel Ceilings)  
\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Sheetrock screwed to studs/walls  
6 mil poly moisture barrier under slab  
Heat-taped condensation lines (attic only)  
Protective ground fault interrupter circuits  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
\*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)

## Bathroom

Undermount sinks  
Tiled shower in master bath  
Fiberglass shower / tub combo in hall bath  
2 cm granite or quartz countertops with 4" backsplash  
\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor  
Framed mirrors in all baths  
Light over primary bath showers (varies per plan)  
\*Schluter-KERDI Shower System behind all shower walls

## Interior Finishes

Square corners  
3" paint grade baseboard and casing  
Insulated entry door (panel style may vary)  
Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas  
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Hand textured walls  
Ceramic tile floor in baths and utility  
Deako Rocker Switches (Homes permitted after 11/1/24)  
Standard wood-look tile selections in living room, dining, kitchen, entry and hall  
Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

## Inspections / Engineering

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

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

Radiant barrier roof decking  
R-44 blown-in insulation in attic  
Up to 96% efficient tankless water heater  
Gas heating 96% high efficiency furnace & duct work  
Energy Star certified home (homes permitted after 01/01/2024)  
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

Continuous eave roof ventilation  
R-8 Perimeter foam insulation at slab  
R-8 Insulated and mastic sealed A/C ducts  
R-15 blown-in insulation in external walls. Excludes garage  
Polycel caulking around windows, doors and joints (energy efficient caulking package)

## 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

Full sod  
Brick on back of home  
Upgraded glass front door  
2 Woodford freeze-proof exterior water spigots  
Wellington Landscaping Package with Stone Border

8/12 roof pitch  
Enhanced exterior accents  
Brick mailbox with cast stone address block  
Guttering over entry and AC pad (vary per plan)  
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

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

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## Kitchen

Price Pfister kitchen faucet  
3cm granite or quartz kitchen countertops  
Undermount single basin kitchen sink (stainless steel)  
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

Water line for refrigerator icemaker  
1/3 horsepower sink garbage disposal w/ air switch  
30" soft-close upper kitchen wood cabinets (painted/stained)

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