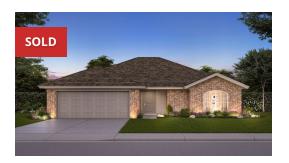




**Community:** Aspen Ridge **Model:** 2709 Snapper Lane, Midwest City, OK 73130



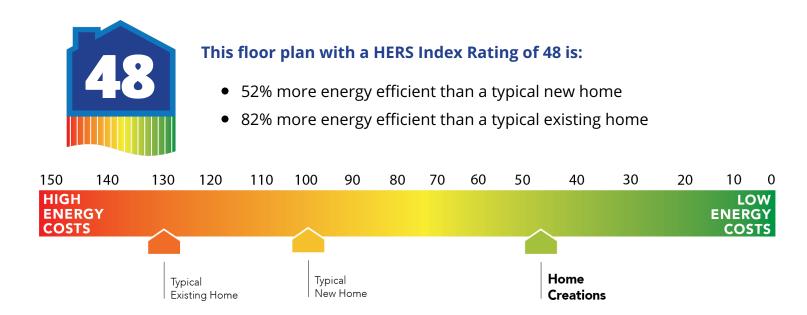
## 10464 Turtle Back Drive Midwest City, OK 73130



Price and availability are subject to change without prior notice. Accurate as of Feb 05, 2025.

### From the Wellington Collection

Floor Plan: Carlisle Square Feet: 1,556 (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: 10464 Turtle Back Drive Price: \$269,990

Collection: The Wellington Collection Floor Plan: Carlisle

Square Feet: 1,556 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

#### **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 Framed mirrors in all baths Price Pfister® bathroom faucet Light over primary bath showers (varies per plan) Fiberglass shower / tub combo in all secondary baths 2 cm granite or quartz countertops with 4" backsplash \*Schluter-KERDI Shower System behind all shower walls Tiled shower walls and tiled-surround garden tub in primary bath 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 Energy Star certified home (homes permitted after 01/01/2024) 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 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** 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) Kwikset door hardware, including Smartkey functionality at all exterior doors 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024) Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024) 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 Wellington landscape package Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan) Warranties Termite company's 5-year warranty Builder's limited one-vear 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

Buyer's Initials \_\_\_\_\_

\_\_\_\_ Buyer's Initials \_\_

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

\* 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.





# Included Features

Address: 10464 Turtle Back Drive Price: \$269,990

Collection: The Wellington Collection Floor Plan: Carlisle

Square Feet: 1,556 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

### **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)

### 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)

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)

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

#### Buyer's Initials

\_\_\_\_\_ Buyer's Initials \_\_\_

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