



**NEW HOME CONSULTANT**  
**Ryan Raymond**  
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**Community:** Aspen Ridge  
**Model:** 2709 Snapper Lane, Midwest City, OK 73130



**10465 Turtle Back Drive**  
**Midwest City, OK 73130**

**SOLD**

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

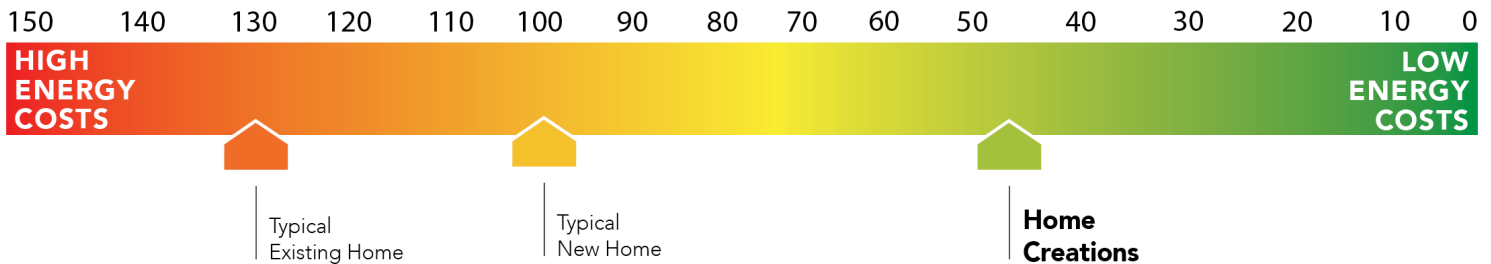
**From the Wellington Collection**

**Floor Plan:** Tiffany  
**Square Feet:** 1,875 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 48 is:**

- 52% more energy efficient than a typical new home
- 82% 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:** 10465 Turtle Back Drive **Price:** \$312,990

**Collection:** The Wellington Collection **Floor Plan:** Tiffany

**Square Feet:** 1,875 (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

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

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)

## 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

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)

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)

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 (vary 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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