



NEW HOME CONSULTANT Ryan Raymond (405) 535-6195 Cell Phone (405) 364-9999 Model Home

Community: Aspen Ridge

Model: 2709 Snapper Lane, Midwest City, OK

73130



10493 Turtle Back Drive Midwest City, OK 73130

SOLD

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

From the Wellington Collection

Floor Plan: Lockard

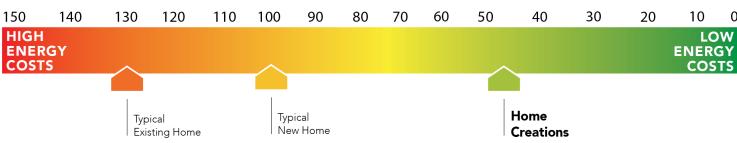
Square Feet: 1,823 (m.o.l.)

Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



This floor plan with a HERS Index Rating of 47 is:

- 53% more energy efficient than a typical new home
- 83% more energy efficient than a typical existing home







Included Features

Address: 10493 Turtle Back Drive Price: \$283,529

Collection: The Wellington Collection Floor Plan: Lockard

Square Feet: 1,823 (m.o.l.) Bedrooms: 4 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
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

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)

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

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)

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

Buyer's Initials _______ Buyer's Initials ______ Seller's or its Representative's Initials ______









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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 Enhanced light package including chandelier, island pendants, coach lights and vanity

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

lights (varies per plan)

*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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