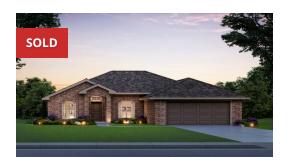


NEW HOME CONSULTANT Mike Sloan 405-209-4764 Cell Phone 405-209-4764 Model Home **Community:** Bellatona **Model:** 3901 Abingdon Drive, Norman, OK 73026



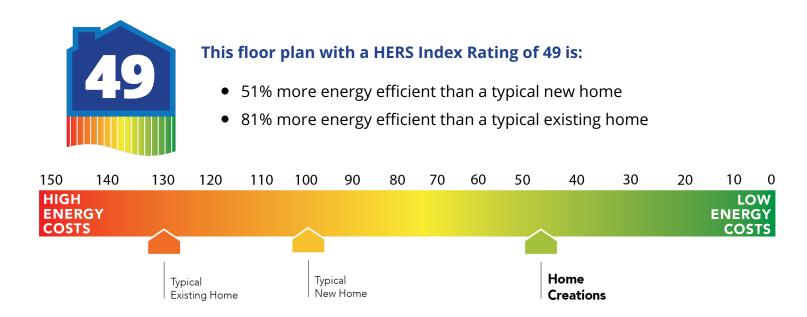
2107 Arcady Avenue Norman, OK 73026



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

### From the Wellington Collection

Floor Plan: Brooke Square Feet: 1,876 (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: 2107 Arcady Avenue Price: \$341,990

**Collection:** The Wellington Collection **Floor Plan:** Brooke

Square Feet: 1,876 (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
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)	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	
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





# Included Features

Address: 2107 Arcady Avenue Price: \$341,990

Collection: The Wellington Collection Floor Plan: Brooke

Square Feet: 1,876 (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

