

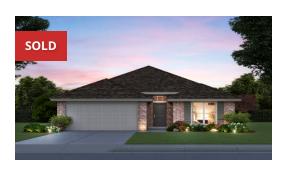


NEW HOME CONSULTANT Holly McGowen (405) 229-7504 Cell Phone (405) 364-9999 Model Home

**Community:** Bellatona

Model: 3901 Abingdon Drive, Norman, OK

73026



2302 Arcady Avenue Norman, OK 73026

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Aug 31, 2024.

# From the Wellington Collection

Floor Plan: Taylor

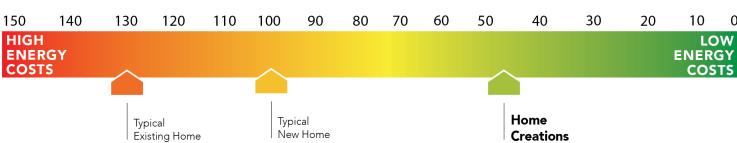
**Square Feet:** 1,689 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



# This floor plan with a HERS Index Rating of 49 is:

- 51% more energy efficient than a typical new home
- 81% more energy efficient than a typical existing home







# **Included Features**

Address: 2302 Arcady Avenue Price: \$282,490

**Collection:** The Wellington Collection Floor Plan: Taylor

Square Feet: 1,689 (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 Enhanced modified slab on grade foundation

15.2 SEER electrical central air conditioning
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty \*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Sheetrock screwed to studs/walls \*Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits Exterior 2 x 4 stud-grade lumber walls (16" on center)

Ceramic tile floor

RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

#### **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

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 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 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) 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

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 Wifi enabled garage door opener with 2 remotes (2-car garages only)

#### Safety

Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors

R-44 blown-in insulation in attic

Up to 96% efficient tankless water heater

Gas heating 96% high efficiency furnace & duct work

Anchor bolts that secure perimeter walls to foundation

#### Smart Home Features

Occupancy sensor at utility room and pantry door (varies per plan) 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)

## **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 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

Hand textured walls 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 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)

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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