



NEW HOME CONSULTANT
Holly McGowen
 (405) 229-7504 Cell Phone
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Community: Bellatona
Model: 3901 Abingdon Drive, Norman, OK
 73071



3828 Waterbrook Drive
Norman, OK 73071

SOLD

Price and availability are subject to change without prior notice. Accurate as of Oct 30, 2024.

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: 3828 Waterbrook Drive **Price:** \$None

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

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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)
 Exterior to interior CAT 5e outlet in front coat closet (Homes permitted after November 1, 2024)
 RG6 Quad-shield cable wiring (at least 4 category 5e structured 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 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
 Polyceal 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
 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)

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)

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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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
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)

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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