



NEW HOME CONSULTANT Chris Hacker (405) 388-7817 Cell Phone (405) 364-9999 Model Home

Community: Palermo Place Villas

Model: 14112 Celeste Lane, Oklahoma City, OK

73170



1025 SW 139th Street Oklahoma City, OK 73170

#### **HOME PRICED AT**

\$262,490

Price and availability are subject to change without prior notice. Accurate as of Feb 22, 2025.

### From the Village Elite Collection

Floor Plan: Snapdragon Elite Square Feet: 1,329 (m.o.l.)

Bedrooms: 3 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

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 HIGH LOW **ENERGY ENERGY COSTS** Typical Home Typical New Home **Creations** Existing Home





# **Included Features**

Address: 1025 SW 139th Street Price: \$262,490

**Collection:** The Village Elite Collection Floor Plan: Snapdragon Elite Square Feet: 1,329 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

### **Construction / Plumbing / Electrical / Mechanical**

Copper electrical wiring

\*Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Enhanced modified slab on grade foundation 15.2 SEER electrical central air conditioning

Sheetrock screwed to studs/walls (except Barrel Ceilings)

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

Exterior 2 x 4 stud-grade lumber walls (16" on center) \*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)

#### **Bathroom**

Undermount sinks Framed mirrors in all baths

Fiberglass shower / tub combo in hall bath

2 cm granite or quartz countertops with 4" backsplash

\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor

Tiled shower in master bath

Light over primary bath showers (varies per plan) \*Schluter-KERDI Shower System behind all shower walls

#### Interior Finishes

Square corners

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 Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

Hand textured walls

Ceramic tile floor in baths and utility

Deako Rocker Switches (Homes permitted after 11/1/24)
Standard wood-look tile selections in living room, dining, kitchen, entry and hall
Enhanced light package including chandelier, island pendants, coach lights and vanity

#### 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**

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)

Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

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)

#### 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**

Wifi-Enabled Samsung Range

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)

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)

#### **Exterior Finishes**

Full sod

Brick on back of home Upgraded glass front door

2 Woodford freeze-proof exterior water spigots Wellington Landscaping Package with Stone Border 8/12 roof pitch Enhanced exterior accents

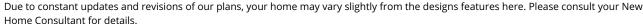
Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets

### 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

<sup>\*</sup> Features subject to availability.







# **Included Features**

**Address:** 1025 SW 139th Street **Price:** \$262,490

**Collection:** The Village Elite Collection Floor Plan: Snapdragon Elite Square Feet: 1,329 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

#### Kitchen

Price Pfister kitchen faucet
3cm granite or quartz kitchen countertops
Undermount single basin kitchen sink (stainless steel)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

Water line for refrigerator icemaker 1/3 horsepower sink garbage disposal w/ air switch 30" soft-close upper kitchen wood cabinets (painted/stained)



