

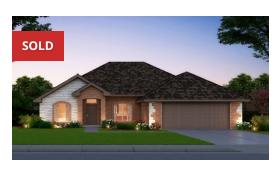


NEW HOME CONSULTANT Chris Hacker (405) 388-7817 Cell Phone (405) 364-9999 Model Home

Community: Palermo Place

Model: 14112 Celeste Lane, Oklahoma City, OK

73170



14005 Messina Lane Oklahoma City, OK 73170

SOLD

Price and availability are subject to change without prior notice. Accurate as of Mar 14, 2025.

From the Elite Collection

Floor Plan: Brooke Elite **Square Feet:** 1,876 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





Included Features

Address: 14005 Messina Lane Price: \$368,850

Collection: The Elite Collection Floor Plan: Brooke Elite

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

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 bathroom showers

*Schluter-KERDI Shower System behind all shower walls

2 cm granite or quartz bathroom countertops with 4" backsplash

Ceramic tile floor

Price Pfister® bathroom faucet

Steel tub with tiled walls in secondary bathroom(s)

Tiled shower and tile-surrounded garden tub in Primary bath

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)

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 8/12 roof pitches

Elite landscape package with stone border

2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets

Covered patio

Enhanced exterior accents

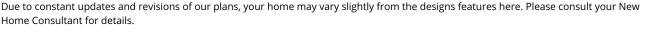
Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan)

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

^{*} Features subject to availability.







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Interior Finishes

Square corners
3" paint grade casing
Ventless gas log fireplace
Rocker switches (homes permitted after 5/1/23)
10' seasonal storage in primary closet (select plans)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
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)

Hand textured walls
5" paint grade baseboard
Ceramic tile floor in baths and utility
Deako Rocker Switches (Homes permitted after 11/1/24)
Insulated entry door with glass insert (panel style may vary)
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

*Price Pfister® kitchen faucet
Water line for refrigerator icemaker
3cm granite or quartz kitchen countertops
LED Under Cabinet Lighting (on selected plans)
1/3 horsepower sink garbage disposal w/ air switch
Extended cabinet and countertop depth 2" at cooktop
*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi
enabled electric oven with 36" 5-Burner Gas Cooktop

Decorative vented hood to outside
Kitchen hardware for cabinets and drawers
Tiled backsplash up to the bottom of cabinets
Pendant lights over bar or island (select plans)
Single basin undermount farm sink (stainless steel)
Soft-close 36" upper kitchen wood cabinets (painted/stained)



