



**NEW HOME CONSULTANT**  
**Chris Hacker**  
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**Community:** Palermo Place  
**Model:** 14112 Celeste Lane, Oklahoma City, OK  
 73170



**14009 Messina Lane**  
**Oklahoma City, OK 73170**

**HOME PRICED AT**  
**\$434,263**

Price and availability are subject to change without prior notice. Accurate as of Jul 16, 2024.

**Floor Plan:** Chelsea Elite 3-car  
**Square Feet:** 2,219 (m.o.l.)  
**Bedrooms:** 4  
**Bathrooms:** 2.5  
**Garage:** 3 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:** 14009 Messina Lane **Price:** \$434,263

**Floor Plan:** Chelsea Elite 3-car

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## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring  
Sheetrock screwed to studs/walls  
\*Uponor AquaPEX tubing for water lines  
Enhanced modified slab on grade foundation  
Protective ground fault interrupter circuits  
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

30-year 130 MPH rated shingles  
6 mil poly moisture barrier under slab  
Electric dryer connection in utility room  
Heat-taped condensation lines (attic only)  
Exterior 2 x 4 stud-grade lumber walls (16" on center)  
RG6 Quad-shield cable wiring (at least four category 5e structured wiring)  
\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

## 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

## Interior Finishes

Square corners  
3" paint grade casing  
Ventless gas log fireplace  
Rocker switches (homes permitted after 5/1/23)  
Insulated entry door with glass insert (panel style may vary)  
Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Hand textured walls  
5" paint grade baseboard  
Ceramic tile floor in baths and utility  
10' seasonal storage in primary closet (select plans)  
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze  
Enhanced light package including chandelier, island pendants, coach lights and vanity lights  
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

## Inspections / Engineering

All foundation 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  
Sill seal foam gasket used under exterior framing, against concrete, to reduce air  
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  
Up to 96% efficient tankless water heater  
Gas heating 96% high efficiency furnace & duct work  
Energy Star certified home (homes permitted after 01/01/2024)  
Polycel caulking around windows, doors and joints (energy efficient caulking package)  
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

Carbon Monoxide detectors  
Oriented Strand Board (OSB) exterior walls  
Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors  
Anchor bolts that secure perimeter walls to foundation  
Kwikset door hardware, including Smartkey functionality at all exterior doors

## Smart Home Features

Video doorbell with Chime at front entry  
Occupancy sensor at utility room and pantry door  
Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)  
Kwikset door Hardware, including Smartkey functionality at all exterior doors

2 Electrical outlet w/dual USB ports in kitchen  
2 Electrical outlet w/dual USB ports in primary bedroom  
Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode  
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 limited 30-year shingle warranty

Builder's limited one-year warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

## Kitchen

\*Price Pfister® kitchen faucet  
Water line for refrigerator icemaker  
2cm granite or quartz kitchen countertops

Decorative vented hood to outside  
Kitchen hardware for cabinets and drawers  
Tiled backsplash up to the bottom of cabinets

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

\* Features subject to availability.

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.

