



**Community:** Northwood Village

Model: 12661 NW 137th Street, Piedmont, OK

73078



13940 Bedoya Road Piedmont, OK 73078

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Feb 05, 2025.

# From the Elite Collection

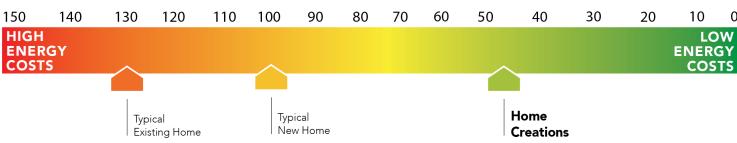
Floor Plan: Tiffany Elite Square Feet: 1,875 (m.o.l.)

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







# **Included Features**

Address: 13940 Bedoya Road Price: \$314,990

**Collection:** The Elite Collection Floor Plan: Tiffany Elite

Square Feet: 1,875 (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)

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

(Homes permitted after November 1, 2024)

#### **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

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

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







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**Collection:** The Elite Collection **Floor Plan:** Tiffany Elite

Square Feet: 1,875 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

#### **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

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)

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