



NEW HOME CONSULTANT
Alex Burnett
 (405) 658-4933 Cell Phone
 (405) 364-9999 Model Home

Community: Sweetwater Select
Model: 9101 Sweetwater Boulevard, Moore, OK 73160



2309 SE 89th Terrace
Moore, OK 73160

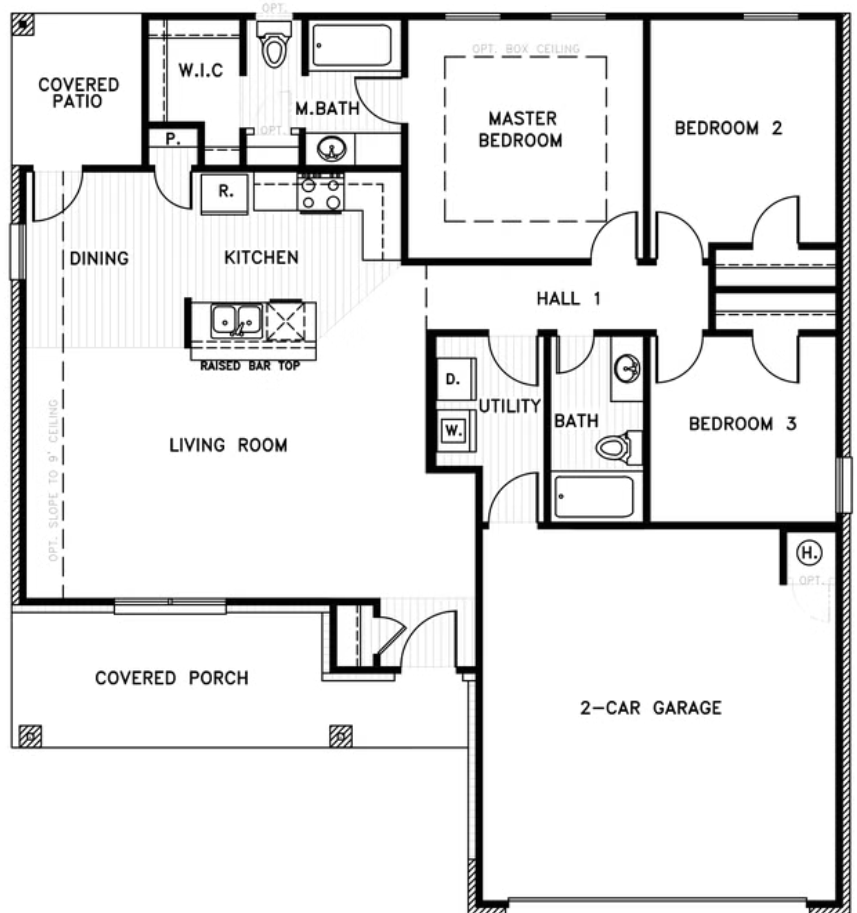
HOME PRICED AT

\$244,900

Price and availability are subject to change without prior notice. Accurate as of Aug 24, 2025.

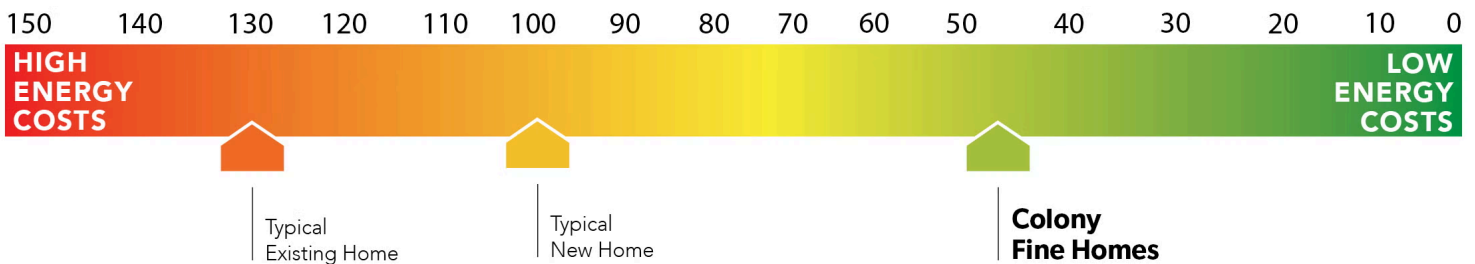
From the Select Collection

Floor Plan: Abingdon Select
Square Feet: 1,333 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



This floor plan with a HERS Index Rating of 53 is:

- 47% more energy efficient than a typical new home
- 77% 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: 2309 SE 89th Terrace **Price:** \$244,900

Floor Plan: Abingdon Select

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Warranties

Termite company's warranty
RWC New Home limited 10-year warranty
Manufacturer's vinyl siding material warranty

Builder's limited one-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited lifetime shingle warranty

Interior Finishes

Window sills
Hand textured walls
Laundry cabinet above washer
Pull down attic access in garage
Garage with wind resistant steel door
Finished garage - texture, trim and paint
Upgraded interior doors (2 panel or 5 panel)
5" baseboards in living room, hallway, and dining room
Ceiling fan fixture install - living room & primary bed
100% PET polyester carpet with level 2 pad in bedrooms & bedroom closets
Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

Garage door opener
3" paint grade baseboards
Upgraded lighting in dining room
Soft close cabinet drawers and doors
Additional shelving in bedroom closets
Insulated entry door (panel style may vary)
Fiberglass full lite back door with blinds insert
Wall to wall carpet in all bedrooms and bedroom closets
10-foot ceilings in kitchen, dining, living, hallway and primary bed
3" baseboards and door easing in bedrooms, bedroom closets, and bathrooms
Luxury vinyl plank flooring (living room, kitchen, hallways, dining room, front entry, and utility room)

Energy Efficiency

Eave roof ventilation
93% efficient tankless water heater
Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace
Polycel caulking around windows, doors and joints
R-15 blown-in insulation in external walls; excluding garage

HERS Index Energy Efficiency Rating
R-38 blown-in insulation in the attic
R-19 batt insulation in sloped ceiling
R-8 Perimeter foam insulation under slab
Low-e Thermalpane tilt-in vinyl windows with screen
Energy Star certified home (homes permitted after 01/01/2024)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
Exterior 2x4 stud-grade lumber walls
Gas heating 96% high efficiency furnace
Heat-taped condensation lines in the attic
RG6 quad shield cable wiring (two cable outlets)
Dupont Tyvek Housewrap air and moisture barrier house wrap
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Sheetrock screwed to studs/walls
Uponor AquaPex tubing for water lines
Electric dryer connection in utility room
Protective ground fault interrupter circuits
Category five structured wiring (2 phone outlets)
15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

Safety

Installed smoke detectors
Oriented Strand Board (OSB) Exterior Walls
Anchor bolts that secure the perimeter walls to the foundation

Kwikset Smart Key locks and hardware
Tornado straps that secure the perimeter walls to rafters

Exterior Finishes

Full sod
Carriage lights on garage
Concrete patio (vary per plan)
Two Woodford Freeze-Proof Exterior Water Spigots
Brick exterior on front and sides of elevation; siding on back (front accents may apply; varies per plan)

Landscape package
Guttering over front of house
Shutters and or dormers (vary per elevation)
Minimum of two exterior waterproof electric outlets
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

Kitchen

Tiled backsplash
Luxury vinyl plank flooring
2 cm quartz kitchen countertops
Water line for refrigerator icemaker

Undermount kitchen sink
Kitchen sink garbage disposal
PEERLESS by Delta kitchen faucet
Stainless-steel Frigidaire appliances including free standing 5 burner gas range, dishwasher, microwave and vent hood

Bathroom

Undermount bathroom sink
PEERLESS by Delta bathroom faucet
Fiberglass walk-in shower in primary bathroom

Luxury vinyl plank flooring
1.6 cm Italian marble vanity countertops
Fiberglass shower/tub combo in secondary bathroom

* 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.

