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



**2341 SE 89th Terrace** Moore, OK 73160

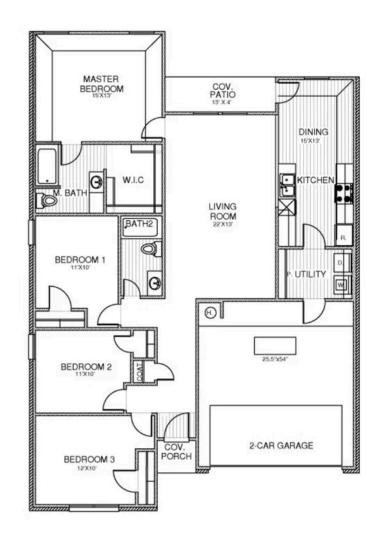
SOLD

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

### From the Select Collection

Floor Plan: Duxbury Select Square Feet: 1,600 (m.o.l.)

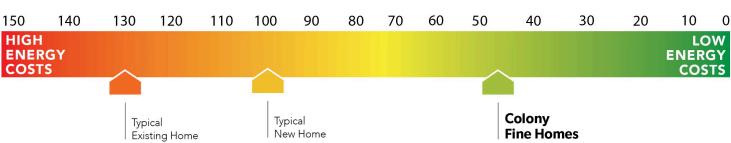
Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car





## 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







# **Included Features**

Address: 2341 SE 89th Terrace Price: \$279,990

Floor Plan: Duxbury Select

Square Feet: 1,600 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

#### Warranties

Window sills

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**

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

