



NEW HOME CONSULTANT Alex Garcia (405) 658-4933 Cell Phone (405) 410-2208 Model Home

Community: Sweetwater

Model: 2240 SE 90th Street, Moore, OK 73160



2204 SE 90th Street Moore, OK 73160

SOLD

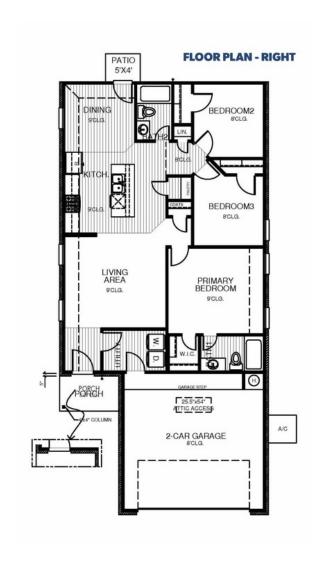
Price and availability are subject to change without prior notice. Accurate as of May 15, 2024.

From the Colony Collection

Floor Plan: Brady

Square Feet: 1,253 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





This floor plan with a HERS Index Rating of 52 is:

- 48% more energy efficient than a typical new home
- 78% more energy efficient than a typical existing home

150 140 130 100 90 80 70 60 50 40 30 20 10 0 120 110 HIGH LOW **ENERGY ENERGY** COSTS Colony Typical Typical **Fine Homes** New Home Existing Home





Included Features

Address: 2204 SE 90th Street Price: \$226,990

Floor Plan: Brady

Square Feet: 1,253 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring Exterior 2x4 stud-grade lumber walls Gas heating 96% high efficiency furnace 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)

Sheetrock screwed to studs/walls Uponor AquaPex tubing for water lines Garage pre-wired for garage door opener 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)

Bathroom

PEERLESS by Delta bathroom faucet 1.6 cm Italian marble vanity countertops Fiberglass shower/tub combo in bathrooms

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)

Interior Finishes

Hand textured walls Pull down attic access in garage Interior doors (panel style may vary) All bedrooms are box rated for ceiling fans

Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

2 1/4" paint grade baseboard Garage with wind resistant steel door Insulated entry door (panel style may vary)

Raised 9' ceiling in living areas (vary per plan and package)

Safety

Installed smoke detectors Oriented Standard 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

Concrete patio (vary per plan)

Two Woodford Freeze-Proof Exterior Water Spigots
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

Landscape package

Shutters and or dormers (vary per elevation) Minimum of two exterior waterproof electric outlets

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

Kitchen

Kitchen sink garbage disposal Water line for refrigerator icemaker PEERLESS by Delta kitchen faucet

Black Frigidaire appliances including free standing 5 burner gas range, dishwasher, and

vent hood

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^{*} Features subject to availability.