COLONY FINE HOMES



**NEW HOME CONSULTANT**
**Robyn Dolezal**
**(405) 743-6639** Cell Phone
**(405) 364-9999** Model Home

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




## 9001 Blackfork Lane
## Moore, OK 73160

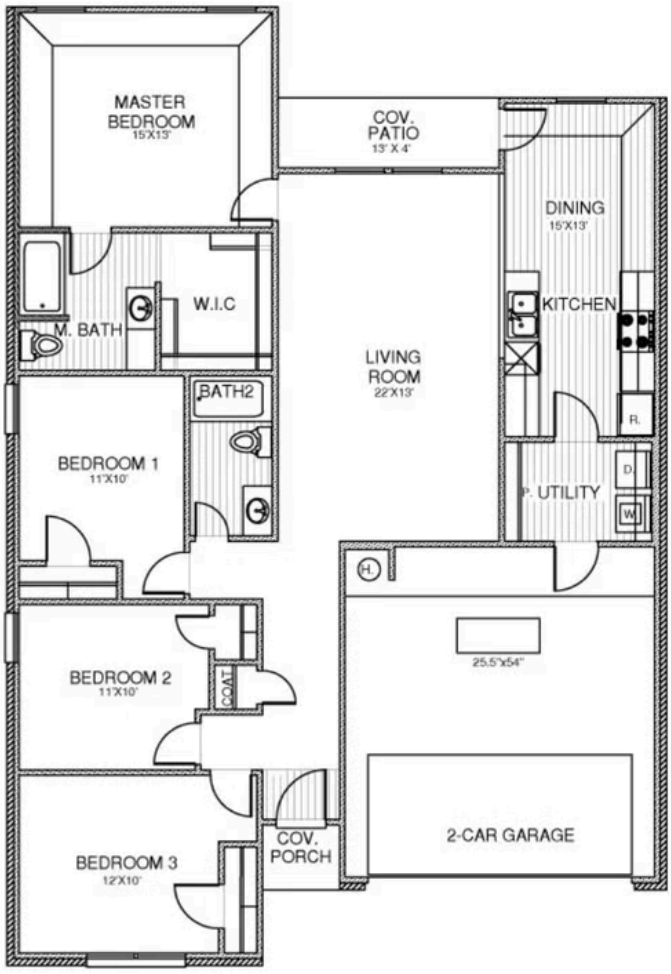
### HOME PRICED AT

# $279,900

Price and availability are subject to change without prior notice. Accurate as of Nov 19, 2026.

### From the Select Collection

**Floor Plan:** Duxbury Select
**Square Feet:** 1,600 (m.o.l.)
**Bedrooms:** 4
**Bathrooms:** 2.0
**Garage:** 2 Car

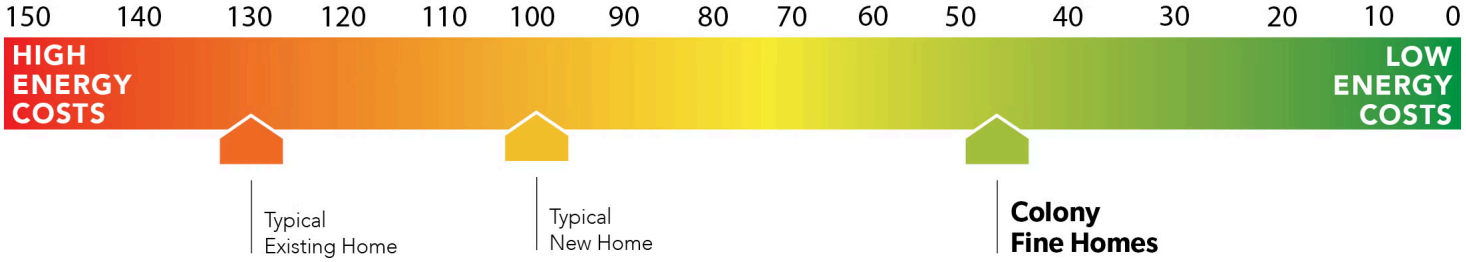






### This floor plan with a HERS Index Rating of 47 is:

- 53% more energy efficient than a typical new home
- 83% more energy efficient than a typical existing home




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.

NAHB

# Included Features

**Address:** 9001 Blackfork Lane **Price:** $279,900
**Floor Plan:** Duxbury Select
**Square Feet:** 1,600 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 2 Car

## 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
Upgraded lighting in dining room
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
Wall to wall carpet in all bedrooms and bedroom closets
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
Pull down attic access in garage
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
Ceiling fan fixture install - living room & primary bed
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
R-38 blown-in insulation in the attic
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
Insulated and mastic sealed A/C ducts
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.