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



9009 Mongolian Fork Lane Moore, OK 73160

# SOLD

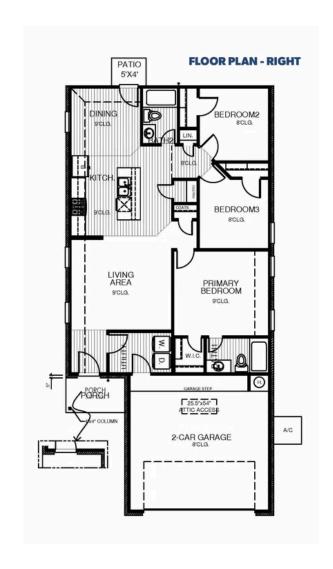
Price and availability are subject to change without prior notice. Accurate as of Aug 24, 2025.

### From the Colony Collection

Floor Plan: Brady

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

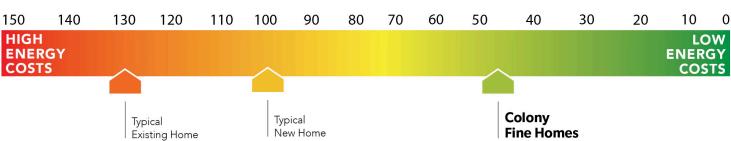
Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





#### 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







## **Included Features**

Address: 9009 Mongolian Fork Lane Price: \$224,990

Floor Plan: Brady

Square Feet: 1,253 (m.o.l.) Bedrooms: 3 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** 

Hand textured walls Interior doors (panel style may vary) 5" baseboards in living room and hallway Insulated entry door (panel style may vary)

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

Vinyl floor in kitchen, dining room, living room, entry, hallway, bathrooms, and utility room

Pull down attic access in garage Garage with wind resistant steel door All bedrooms are box rated for ceiling fans

Wall to wall carpet in all bedrooms and bedroom closets

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

**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 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)

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

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

Kitchen

Kitchen sink garbage disposal

Water line for refrigerator icemaker

Stainless steel appliances including free standing 5 burner gas range, dishwasher, and microwave

PEERLESS by Delta kitchen faucet

2 cm quartz kitchen countertops with tile backsplash

**Bathroom** 

PEERLESS by Delta bathroom faucet

Fiberglass walk-in shower in primary bathroom

1.6 cm Italian marble vanity countertops

Fiberglass shower/tub combo in secondary bathroom

