



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



9108 Blackfork Lane Moore, OK 73160

HOME PRICED AT

\$280,990

Price and availability are subject to change without prior notice. Accurate as of Nov 13, 2025.

From the Select Collection

Floor Plan: Charlotte Select Square Feet: 1,458 (m.o.l.)

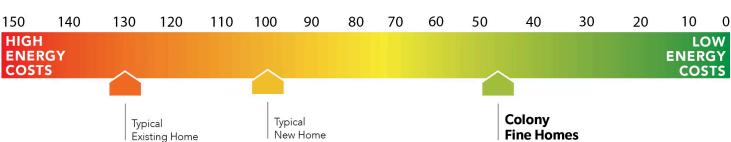
Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





This floor plan with a HERS Index Rating of 49 is:

- 51% more energy efficient than a typical new home
- 81% more energy efficient than a typical existing home







Included Features

Address: 9108 Blackfork Lane Price: \$280,990

Floor Plan: Charlotte Select

Square Feet: 1,458 (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

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)

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)

Garage door opener

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

