



**NEW HOME CONSULTANT**  
**Holly McGowen**  
(405) 229-7504 Cell Phone  
(405) 410-2208 Model Home

**Community:** Walnut Creek  
**Model:** 3615 E Augusta Ave, Muskogee, OK  
74403

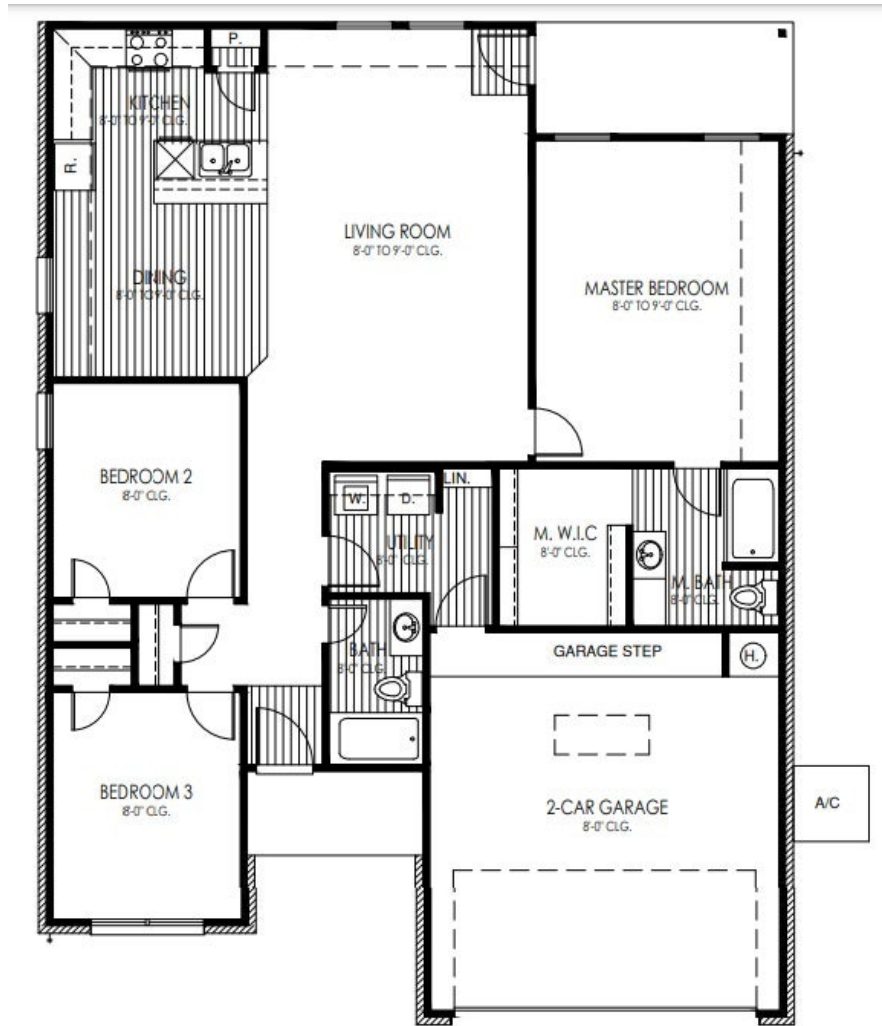


**3531 E Augusta Ave**  
**Muskogee, OK 74403**

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Apr 23, 2024.

**Floor Plan:** Charlotte  
**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



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.





# Included Features

**Address:** 3531 E Augusta Ave **Price:** \$219,990

**Floor Plan:** Charlotte

**Square Feet:** 1,458 (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

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

## 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

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

\* 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.

