



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

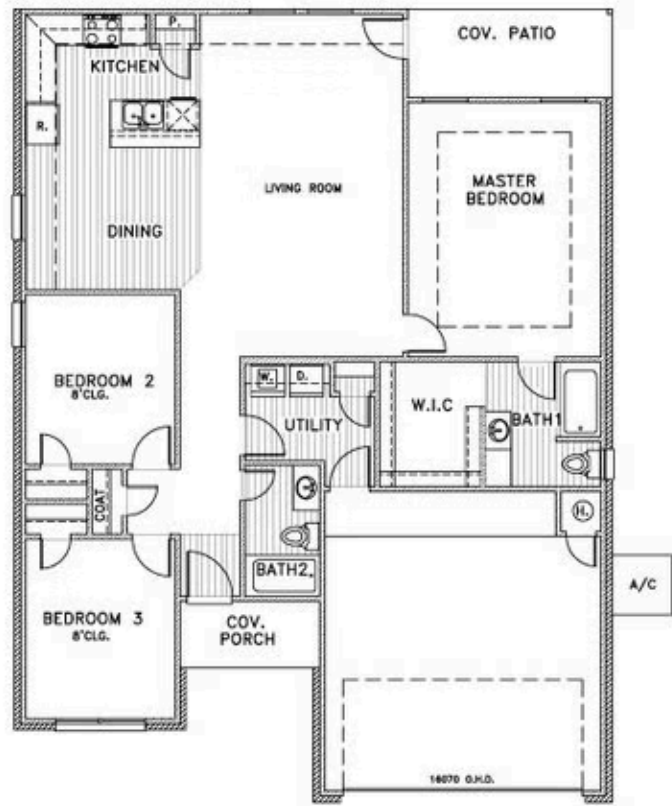


3609 E Augusta Ave
Muskogee, OK 74403

SOLD

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

Floor Plan: Charlotte
Square Feet: 1,451 (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: 3609 E Augusta Ave **Price:** \$204,990

Floor Plan: Charlotte

Square Feet: 1,451 (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
Pull down attic access in garage
Garage with wind resistant steel door
All bedrooms are box rated for ceiling fans
Vinyl floor in kitchen, dining room, entry, bathrooms, and utility room

2 1/4" paint grade baseboard
Interior doors (panel style may vary)
Insulated entry door (panel style may vary)
Raised 9' ceiling in living areas (vary per plan and package)
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

PEERLESS by Delta kitchen faucet
Black Frigidaire appliances including free standing 5 burner gas range, dishwasher, and vent hood

Bathroom

PEERLESS by Delta bathroom faucet
1.6 cm Italian marble vanity countertops

Fiberglass shower/tub combo in bathrooms

* 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.

