



**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

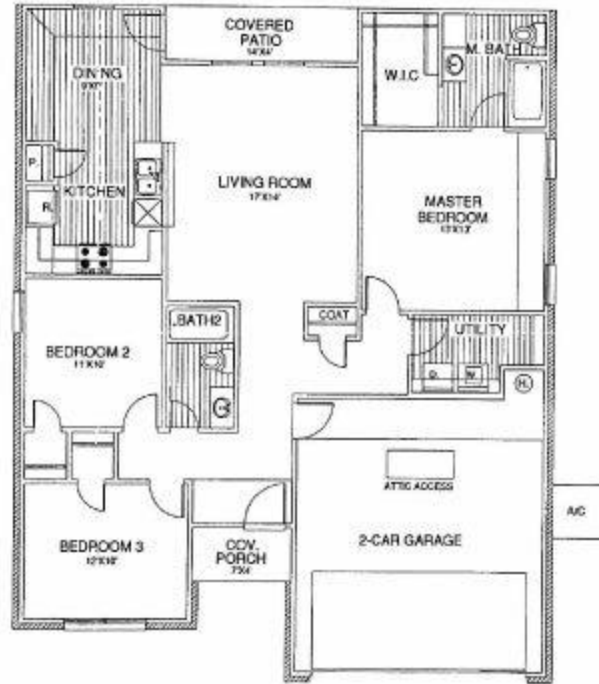


**3627 E Augusta Ave**  
**Muskogee, OK 74403**

**SOLD**

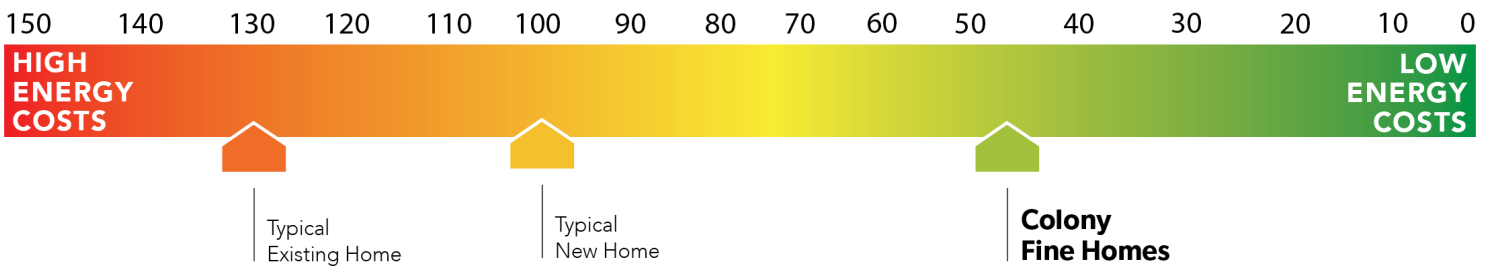
Price and availability are subject to change without prior notice. Accurate as of Dec 02, 2023.

**Floor Plan:** Bristol  
**Square Feet:** 1,394 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 54 is:**

- 46% more energy efficient than a typical new home
- 76% 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:** 3627 E Augusta Ave **Price:** \$209,990

**Floor Plan:** Bristol

**Square Feet:** 1,394 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Construction / Plumbing / Electrical / Mechanical

Uponor AquaPex tubing for water lines  
RG6 quad shield cable wiring (two cable outlets)  
Protective ground fault interrupter circuits  
Sheetrock screwed to studs/walls  
Heat-taped condensation lines in the attic  
Copper electrical wiring  
All foundation designs reviewed and stamped by 3rd party state-certified engineer  
Enhanced modified slab on grade foundation

Exterior 2x4 stud-grade lumber walls  
16 SEER electrical central air conditioning  
Category five structured wiring (2 phone outlets)  
Electric dryer connection in utility room  
Dupont Tyvek Housewrap air and moisture barrier house wrap  
Garage pre-wired for garage door opener  
Exterior 2x4 stud-grade lumber walls  
Gas heating 96% high efficiency furnace

## Bathroom

PEERLESS by Delta bathroom faucet (Brushed Nickel or Chrome)  
Fiberglass shower / tub combo in bathrooms

Single sink cultured marble vanity top in bathrooms

## Energy Efficiency

HERS Index Energy Efficiency Rating  
R-19 batt insulation in sloped ceiling  
96% efficient tankless water heater  
R-15 blown-in insulation in external walls; excluding garage  
R-8 Perimeter foam insulation under slab  
Insulated and mastic sealed A/C ducts

Eave roof ventilation  
R-38 blown-in insulation in the attic  
Low-e Thermalpane tilt-in vinyl windows with screen  
Polycel caulking around windows, doors and joints  
Dupont Tyvek Housewrap air and moisture barrier house wrap

## Interior Finishes

Interior doors (panel style may vary)  
2 1/4" paint grade baseboard  
Garage with wind resistant steel door  
Pull down attic access in garage  
100% PET polyester carpet with 3/8" 5 lb. pad in living room, bedrooms, and bedroom closets

Hand textured walls  
All bedrooms are box rated for ceiling fans  
Raised 9' ceiling in living areas (vary per plan and package)  
Vinyl floor in kitchen, dining room, entry, bathrooms, and utility room  
Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

## Safety

Installed smoke detectors  
Tornado straps that secure the perimeter walls to rafters  
Oriented Standard Board (OSB) Exterior Walls

Anchor bolts that secure the perimeter walls to the foundation  
Kwikset Smart Key locks and hardware  
Pre-Construction soil termite treatment with 10-year certificate

## Exterior Finishes

Full sod  
Landscape package  
Shutters and or dormers (vary per elevation)  
Atlas Pinnacle Weathered Wood Shingles  
Architectural mail box

Concrete patio (vary per plan)  
Two Woodford Freeze-Proof Exterior Water Spigots  
Minimum of two exterior waterproof electric outlets  
Guttering over front of house

## Kitchen

PEERLESS by Delta kitchen faucet  
Water line for refrigerator icemaker

kitchen sink garbage disposal  
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.

