



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



608 Christy Drive Muskogee, OK 74403

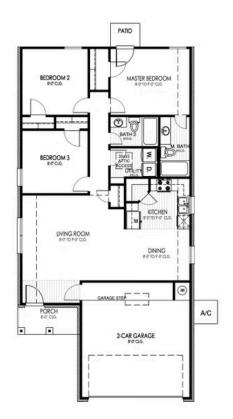
SOLD

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

Floor Plan: Harvey

Square Feet: 1,244 (m.o.l.)

Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car









Included Features

Address: 608 Christy Drive Price: \$194,990

Floor Plan: Harvey

Square Feet: 1,244 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Warranties

Builder's limited one-year warranty Termite company's warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's vinyl siding material 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

