



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

Community: Walnut Creek
Model: 3519 E Augusta Ave, Muskogee, OK
 74403



609 Georgia Place
Muskogee, OK 74403

HOME PRICED AT

\$184,990

Price and availability are subject to change without prior notice. Accurate as of Dec 03, 2022.

- Floor Plan:** Brady
- Square Feet:** 1,257 (m.o.l.)
- Bedrooms:** 3
- Bathrooms:** 2.0
- Garage:** 2 Car



1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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: 609 Georgia Place **Price:** \$184,990

Floor Plan: Brady

Square Feet: 1,257 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

Plasma Air 600 series (homes framed after 02/01/2021)
Exterior 2x4 stud-grade lumber walls
14 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

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

Bathroom

PEERLESS by Delta bathroom faucet (brushed nickel or chrome)
Single-finish cultured marble vanities

Fiberglass shower/tub combo in hall bath
Fiberglass shower/tub combo in master bath

Energy Efficiency

Gas heating 95% high efficiency furnace
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 Insulated and mastic sealed A/C ducts

HERS Index Energy Efficiency Rating
R-19 batt insulation in sloped ceiling
97% efficient tankless water heater
R-15 blown-in insulation in external walls; excluding garage

Interior Finishes

Interior doors (panel style may vary)
Insulated entry door (panel style may vary)
All bedrooms are box rated for ceiling fans
Raised 9' ceiling in living areas (vary per plan and package)

Hand textured walls
2 1/4" paint grade baseboard
Garage with wind resistant steel door (attic access in garage of single story plan)

Safety

Installed smoke detectors
Tornado straps that secure the perimeter walls to rafters
Carbon Monoxide Sensor

Anchor bolts that secure the perimeter walls to the foundation
Kwikset Smart Key locks and hardware

Exterior Finishes

Front and side yard sod
Landscape package
Shutters and or dormers (vary per elevation)
Minimum of two exterior waterproof electric outlets

Concrete patio (vary per plan)
Two Woodford Freeze-Proof Exterior Water Spigots
Combo brick exterior on back (partial siding on some plans)
40-year 110 MPH Shingles

Warranties

Builder's limited one-year warranty
Termite company's warranty
Manufacturer's limited appliance warranty

RWC New Home limited 10-year warranty
Manufacturer's limited 40-year shingle warranty
Manufacturer's vinyl siding material warranty

Kitchen

PEERLESS by Delta kitchen faucet
Water line for refrigerator icemaker

1/3 horsepower sink garbage disposal
Gas stove

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.

