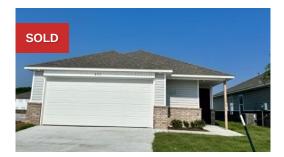




NEW HOME CONSULTANT Holly McGowen (405) 229-7504 Cell Phone (405) 410-2208 Model Home **Community:** Walnut Creek **Model:** 3615 E Augusta Ave, Muskogee, OK 74403



611 Christy Drive Muskogee, OK 74403

SOLD

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

From the Colony Collection

Floor Plan: Alistair Square Feet: 1,342 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





Included Features

Address: 611 Christy Drive Price: \$194,990 Floor Plan: Alistair Square Feet: 1,342 (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

