



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



617 Georgia Place
Muskogee, OK 74403

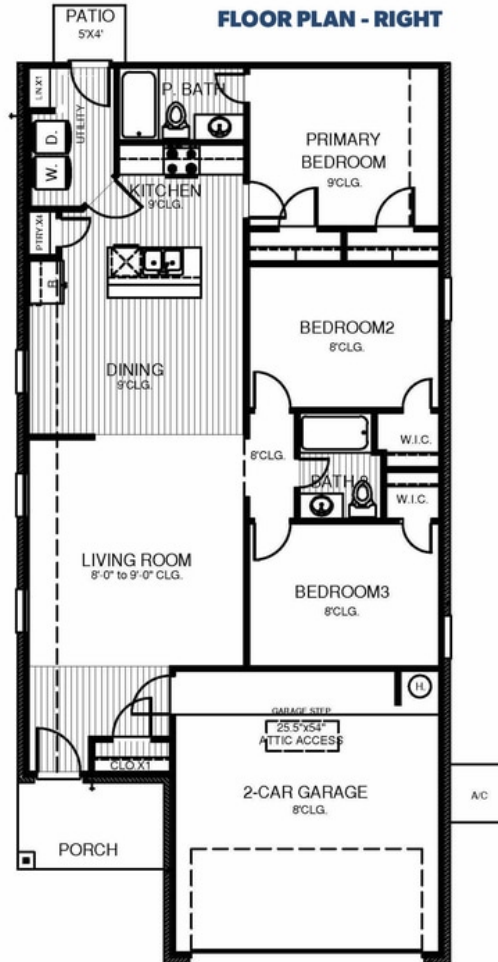
HOME PRICED AT

\$199,990

Price and availability are subject to change without prior notice. Accurate as of Mar 04, 2024.

From the Colony Collection

Floor Plan: Wayne
Square Feet: 1,347 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



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: 617 Georgia Place **Price:** \$199,990

Floor Plan: Wayne

Square Feet: 1,347 (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
Fiberglass shower / tub combo in bathrooms

1.6 cm Italian marble vanity countertops

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

Exterior Finishes

Full sod
Landscape package
Shutters and or dormers (vary per elevation)
Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchguard

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.

