COLONY
FINE HOMES



NEW HOME CONSULTANT
Ella Fitzgerald
(405) 364-9999 Cell Phone
(405) 364-9999 Model Home

Community: Twin Lakes
Model: 815 Twin Lakes Drive, Noble, OK 73068



206 Tuscany Circle
Noble, OK 73068

SOLD

Price and availability are subject to change without prior notice. Accurate as of Nov 02, 2026.

From the Colony Collection

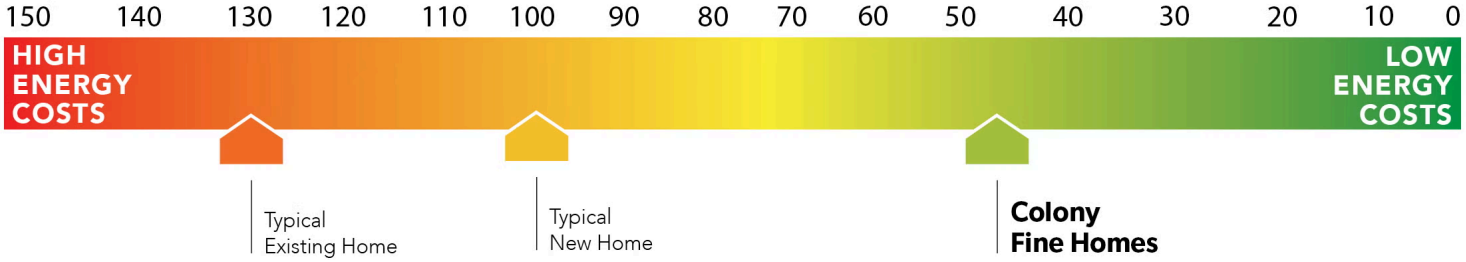
Floor Plan: Abingdon
Square Feet: 1,333 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car





This floor plan with a HERS Index Rating of 53 is:

- 47% more energy efficient than a typical new home
- 77% 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.

NAHB

Included Features

Address: 206 Tuscany Circle **Price:** $200,612
Floor Plan: Abingdon
Square Feet: 1,333 (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
- Garage with wind resistant steel door
- 5" baseboards in living room and hallway
- 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, living room, entry, hallway, bathrooms, and utility room
- Pull down attic access in garage
- Interior doors (panel style may vary)
- Insulated entry door (panel style may vary)
- Wall to wall carpet in all bedrooms and bedroom closets
- Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

Energy Efficiency

- Eave roof ventilation
- HERS Index Energy Efficiency Rating
- 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
- 93% efficient tankless water heater
- 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
- Stainless steel appliances including free standing 5 burner gas range, dishwasher, and microwave
- PEERLESS by Delta kitchen faucet
- 2 cm quartz kitchen countertops with tile backsplash

Bathroom

- PEERLESS by Delta bathroom faucet
- Fiberglass walk-in shower in primary bathroom
- 1.6 cm Italian marble vanity countertops
- Fiberglass shower/tub combo in secondary bathroom

* 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.