



**NEW HOME CONSULTANT**  
**Holly LeGall**  
 (405) 364-9999 Cell Phone  
 (405) 364-9999 Model Home

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



**838 Highgarden Circle**  
**Noble, OK 73068**

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Jun 18, 2026.

**Floor Plan:** Bristol  
**Square Feet:** 1,393 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car



This floor plan with a HERS Index Rating of 54 is:

- 46% more energy efficient than a typical new home
- 76% 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.





# Included Features

**Address:** 838 Highgarden Circle **Price:** \$209,990

**Floor Plan:** Bristol

**Square Feet:** 1,393 (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  
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  
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.

