HICKORY HILLS

BLANCHARD/MIDDLEBERG SCHOOLS – 2 - 5 Acre Lots (MOL)

Private Water Well – Aerobic/Septic System – OG&E

Standard Features

- **Ceramic tile throughout Entry, Family Room, Kitchen, Dining, Pantry, Bathrooms and Laundry Room**
- **Carpet in Flex Room, Rec Room, Bedrooms and hallways leading to bedrooms (Standard Builder Selection)**
- **Hand-textured walls and ceilings with eggshell paint wall finish (single color wall and single color trim standard)**
- **2 1/4 Base and Case**
- **Granite or Quartz countertops in Kitchen and Bathrooms (Standard Builder Selection)**
- **Painted Cabinetry**
- **Brushed Nickel or Black Faucets Plumbing Fixtures (Standard Builder Selection)**
- **Spacious Walk in Master closet**
- **Raised Ceilings in Living Room and Master Bedroom where plans specify**
- **Ceiling Fans in Master Bedroom and Living Room (Standard Builder Selection)**
- **Oil Rubbed Bronze OR Black Light Fixtures and Hardware (Standard Builder Selection)**
- **Canned lighting in Kitchen**
- **Stainless Steel Appliances Electric Range with Space Saver Microwave**
- **Stainless Steel Sound-Insulated Dishwasher**
- **Tile Backsplash in Kitchen and Bathrooms**
- **Stainless Steel Under-mount Sink**
- **Garbage Disposal**
- **Water Line for Ice Maker**
- **Large Plate Mirrors in Bathrooms (Standard Builder)**
- **Spacious Master Shower (Acrylic pan shower floor)**
- **Double Sink in Master Bath**
- **Covered Back Patio**
- **Oversize Garages with steel Garage Doors**
- **2x4 stud grade lumber in walls**

- **Moisture barrier around home protecting sheathing**
- **Engineer Approved Pier and Grade Foundation**
- **High quality energy efficient heating and air conditioning**
- **R-38 Blown Insulation in Attic**
- **R-15 Netted and Blown-in wall insulation**
- **Over Size Hot Water Heater**
- **Guttering on Front of Home**
- **Energy Efficient Low E Vinyl Clad Windows**

Warranties and Services

- **FHA/VA approved construction**
- **Interior décor selected through Flooring Services in Oklahoma City**
- **1 Year Builder Warranty of materials and workmanship**
- **2 Year warranty on Systems**
- **5 Year termite warranty**
- **10 Year Structural warranty provided through RWC**
- **Smoke detectors**
- **5 Cable/Phone Drops Included (Living Room, Flex Room, Master Bedroom, etc.)**
- **GFI outlets throughout home**

****Home and neighborhood information, including pricing, features, terms, availability and amenities, are subject to change prior sale at any time without notice or obligation. Drawings, pictures, photographs, square footages, floor plans, elevations, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built*