



# BEDFORD FALLS

EDMOND SCHOOLS – .75 ACRE LOTS (MOL)  
PRIVATE WATER WELLS - SEPTIC SYSTEM – OG&E – ONG –  
COX CABLE

## STANDARD FEATURES

- Ceramic tile throughout Entry, Kitchen, Dining, Pantry, Bathrooms and Laundry Room
- Carpet (tile option) in Family Room, 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)
- 3 1/4 Base and Case in show area and 2 1/4 in all other areas
- Wood burning Fireplace
- Granite countertops in Kitchen and Bathrooms
- Stained/Painted Cabinetry
- Oil Rubbed Bronze Faucets and Plumbing Fixtures (Standard Builder Selection)
- Spacious Walk in Master closet
- Raised or Boxed Ceilings in Living Room and Master Bedroom
- Raised Ceilings in Bedroom Ceilings
- Ceiling Fans in Master Bedroom and Living Room (Standard Builder Selection)
- Oil Rubbed Bronze Light Fixtures and Hardware (Standard Builder Selection)
- Canned lighting in Kitchen
- Stainless Steel Appliances Electric/Gas Range with Space Saver Microwave
- Stainless Steel Sound-Insulated Dishwasher
- Tile Backsplash in Kitchen and Tub surrounds in Bathrooms
- Stainless Steel Under-mount Kitchen Sink
- Garbage Disposal
- Water Line for Ice Maker
- Large Plate Mirrors in Bathrooms (Standard Builder)
- Spacious Master Shower with Canned Lighting (Acrylic pan shower floor or tile floor)
- Double Sink in Master Bath

- Covered Back Patio
- Oversize Garages with steel Garage Doors
- 10,000 sqft of Sod yard included
- Brick mailbox with cast stone plaque
- 2x4 stud grade lumber in walls
- Moisture barrier around home protecting sheathing
- Engineer Approved Pier and Grade Foundation
- High quality efficient 80% heating and air conditioning
- R-30 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 ProSource in Oklahoma City
- 1 Year Builder Warranty of materials and workmanship
- 2 Year warranty on Systems
- 5 Year termite warranty
- Pre wired and finaled out with security system and 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*