

D·R·HORTON®

America's Builder

THE ESTATES AT CONRAD VILLAGE

PHASE III



(918)-268-7485

Tulsainfo@drhorton.com



**VIEW THIS
COMMUNITY**



Utilities

- **PSO Electric**
888-216-3523 | www.psoklahoma.com
- **Bixby Water**
918-366-4430 | www.bixbyok.gov
- **ONG Gas**
888-664-5463 | www.oklahomanaturalgas.com
- **Cox Cable & Internet**
918-665-0200 | www.cox.com
- **Owen's Trash Service**
918-852-3165 | www.owenstrashservice.net

Public Schools

- **Bixby East Elementary & Intermediate**
11901 E 131st St. S. | Broken Arrow, OK 74011
918-366-1759 | www.nbixbyps.org
- **Bixby Middle School**
15400 S Mingo Rd. | Bixby, OK 74008
918-366-2201 | www.nbixbyps.org
- **Bixby High School**
601 S Riverview Dr. | Bixby, OK 74008
918-366-2222 | www.nbixbyps.org

Schools & Preschools

- **Tulsa Community College Southeast Campus**
10300 E. 81st S. | Tulsa, OK 74133
918-595-7000 | www.tulsacc.edu/
- **Primrose School of South Tulsa**
10185 S. 85th E Ave. | Tulsa, OK 74133
918-364-0021 | www.primroseschools.com
- **The Learning Experience - Bixby**
12606 S. Memorial Dr. | Bixby, OK 74008
918-205-9542 | www.thelearningexperience.com

Recreation

- **Bentley Park Sports Complex** | 8505 E. 148th St. S.
- **Washinton Irving Park and Arboretum** | 13700 S. Memorial Dr.
- **B&B Theaters Tulsa Starworld 20** | 10301 S. Memorial Dr.
- **YMCA of Bixby** | 7910 E 134th St. S.

Shopping & Restaurants

- **Reasors** | 11116 S Memorial Dr.
 - **Walmart** | 10938 S Memorial Dr.
 - **Target** | 10019 S Memorial Dr.
 - **Costco** | 10220 S Memorial Dr.
 - **Woodland Hills Mall** | 7021 S Memorial Dr.
- | | |
|------------|----------------|
| The Real | Jason's Deli |
| Taco | Society Burger |
| Savastonos | Mamadou's |
| Chili's | Restaurant |
| Rib Crib | Starbucks |

Emergency Services: 911

- **Bixby City Police**
116 W Needles Ave.
- **Bixby Fire Department**
8300 E 121st St. S.
- **Hillcrest South**
8801 S 101st E. Ave.
- **Saint Francis Hospital South**
10501 E 91st St.

Conrad Village HOA

- **Casa Management**
Community Manager: Sarah Martinez
Sarah@casaoa.com
918-800-2272 | www.casaoa.com
HOA Dues: \$375/year



CONRAD VILLAGE

Bixby, Oklahoma

Description	Elevation	Price
Denton—X40D	A	\$291,490
1,575SQFT. 3 BED 2 BATH 1 STORY 2 CAR	B	\$293,490
Elgin— X40E	A	\$290,490
1,614SQFT 4 BED 2 BATH 1 STORY 2 CAR	B	\$292,490
Fargo— X40F	A	\$300,498
1,665SQFT 4BED2BATH 1STORY2CAR	B	\$302,490
Cali— X40I	A	\$302,690
1,796SQFT. 4BED 2BATH 1STORY2CAR	B	\$304,690
Justin—X40J	A	\$306,990
1,831SQFT 4BED2BATH 1STORY2 CAR	B	\$309,990
Laredo—X40L	A	\$321,690
2,042SQFT. 5BED 3 BATH 1 STORY 2 CAR	B	\$323,690

Broderick Dean

Builder Representative

Phone: 918-268-7485

Email: Tulsainfo@drhorton.com

Sales Office: 15402 S. 69th E Pl.,
Bixby, OK 74008

Sunday: 1:00 PM - 6:00 PM

Monday: 12:00 PM - 6:00 PM

Tuesday - Saturday: 10:00 AM - 6:00 PM



918-268-7485



DRHORTON.COM/OKLAHOMA/TULSA

Prices, plans, features, options and co-broke and subject to change without notice. Additional restrictions may apply. Prices shown are base prices and do not include closing costs and fees. All square footages are approximate and will vary per home elevation. Model homes include upgrades that may be available for an additional charge. Options, elevations and upgrades (such as patio covers, front porches stone options, and lot premiums) may require additional charge. Plans and elevations are subject to availability and feasibility. Please see a sales representative for more information.

Effective: 3/3/2025



STANDARD FEATURES

Exterior Design

- Professionally engineered post tension foundation
- 30 year high quality shingles per code/CCRs
- Lighted front porch and back patio
- Coach light at garage door (per plan)
- Craftsman style front door with designer brushed nickel hardware
- Professionally landscaped front yard
- Landscaping per CCRs and City requirements
- Full Sod
- Steel garage door
- 3 sides brick masonry (Hardie siding at rear patio, entry, front alcove, fascia, soffit, trim and shutters if applicable)
- Address plaque on

Gourmet Kitchen

- 36" Quality kitchen cabinets with hidden hinges and crown molding (white pending availability)
- Whirlpool[®] Stainless Steel Appliances (dishwasher, gas range and space saver microwave)
- Quality chrome faucet with spray nozzle
- 3 cm quality quartz countertops with undermount sink and 4" quartz backsplash
- 8" undermount stainless steel single basin sink
- 1/3 hp garbage disposal

Bedroom 1 Ensuite

- Spacious 5 ft. shower with 4x16 tile surround (white with grey grout pending availability)
- Designer 3cm quartz vanity tops with 4" quartz backsplash
- Standard double undermount sinks in bathroom 1
- Designer chrome faucets and plumbing fixtures
- Mirror over full length of vanity
- Built-in linen shelves (per plan)
- Private water closet with elongated toilet
- Glass shower enclosure

Secondary Bath

- Designer 3cm quartz vanity tops with 4" quartz backsplash
- Tub/shower combo with ceramic tile surround at secondary baths
- Designer chrome faucets and plumbing fixtures
- Mirror over full length of vanity
- Built-in linen shelves (per plan)
- Elongated toilets

Distinctive Interiors

- Sherwin Williams[®] designer paint with glossy finish on trim and doors
- Level 2 stain resistant carpet with 3/8" pad in bedrooms and closets
- Luxury vinyl tile flooring in entry, family, kitchen, hallways, bathrooms and utility room (study if applicable)
- Spacious walk in closets (per plan)
- Smoke detector/CO2 monitor (per code) with battery back up
- Full size washer/dryer connections
- 2 panel interior doors with brushed nickel hardware
- Phone/Internet/Cable connections per plan
- Energy efficient LED ceiling mounted lights throughout
- Full lite patio door
- Pre-wired living room for ceiling fan option
- Deako plug and play pre-wire

Energy Saving Features

- 16 SEER Puron energy efficient heating/cooling system
- Zoned heating/cooling
- Low E dual pane vinyl windows filled with Argon gas
- Insulation package includes blown insulation R-15 exterior walls, R-19 sloped ceilings, R-38 in attic
- Polysealant anti-draft protection at windows, doors, and plate penetration
- Tankless Gas Water Heater
- Passive roof and soffit ventilation

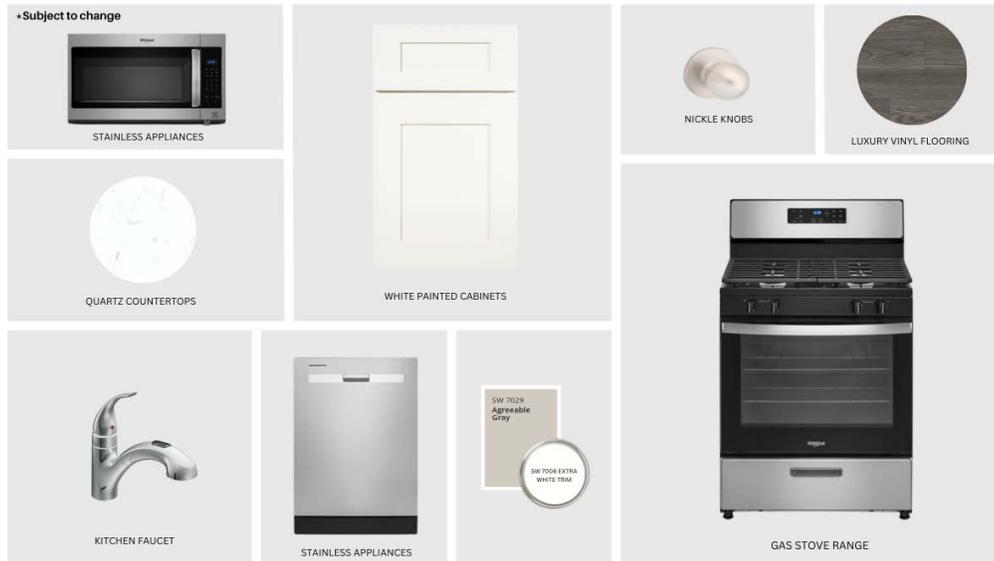
Bonus Features

- Attic pull down stairs, one access (per plan)
- Smart Home Package
- Qolsys[®] Panel
- Alarm.com Video Doorbell
- Amazon[®] Pop
- Kwikset[®] Smart Deadbolt with keypad
- Zwave[®] digital thermostat
- One programmable light switch*
- Lighted covered patio (per plan)

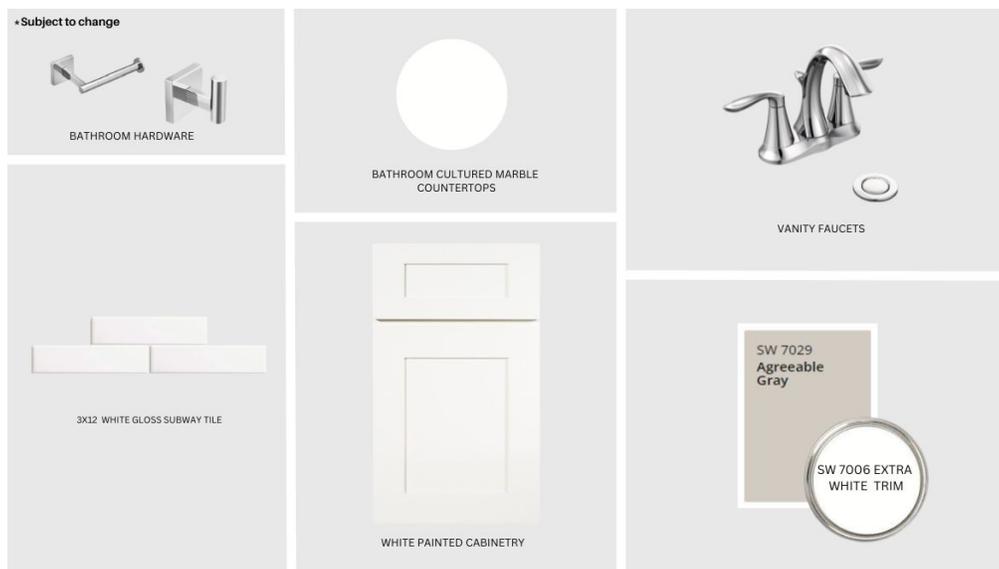
Optional Features For Purchase

- Whirlpool[®] base level washer/dryer
- Whirlpool[®] side by side stainless steel refrigerator
- 1/3 hp garage door opener
- 6-8 man storm shelter
- Full gutters
- 2" PVC white full window blinds
- Fully fenced yard with gate and metal fence posts (see sales agent for details)
- Irrigation system
- Deako plug and play smart switches (10 or 25 pack)

COLORS & SELECTIONS



KITCHEN SELECTIONS



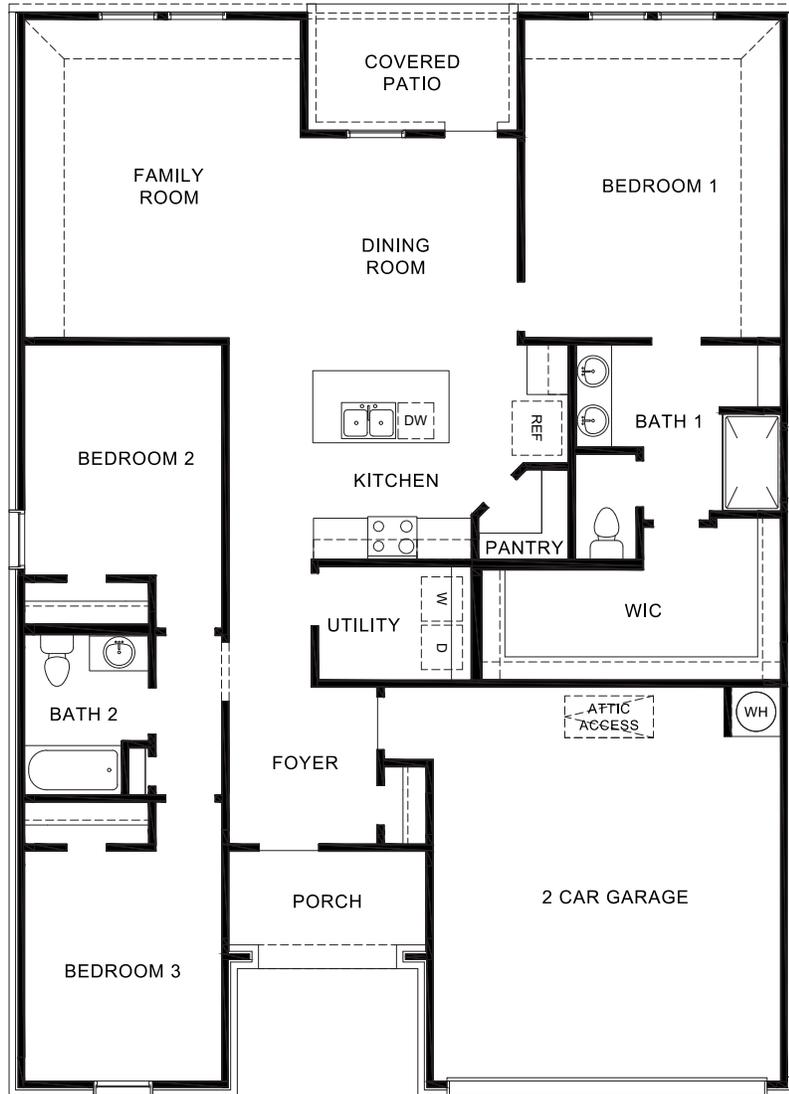
BATHROOM SELECTIONS



Elevation A



Elevation B



FIRST FLOOR PLAN

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Buyer should conduct his or her own investigation of the present and future availability of school district and school assignments. D.R. Horton has no control or responsibility for any changes to school districts or school assignments should they occur in the future.

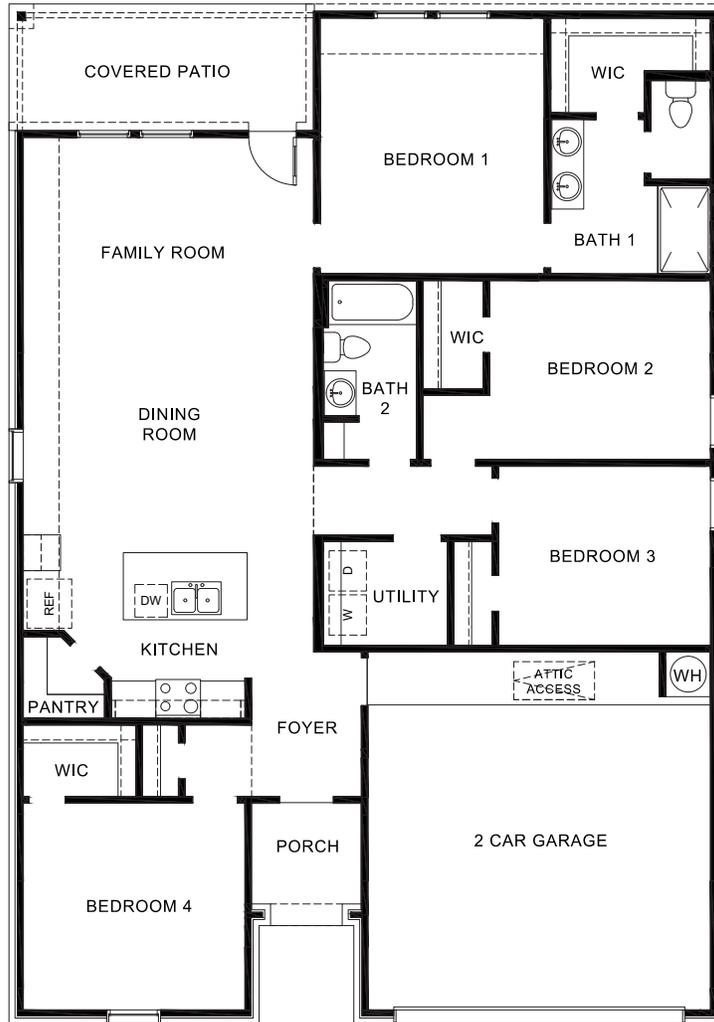




Elevation A



Elevation B



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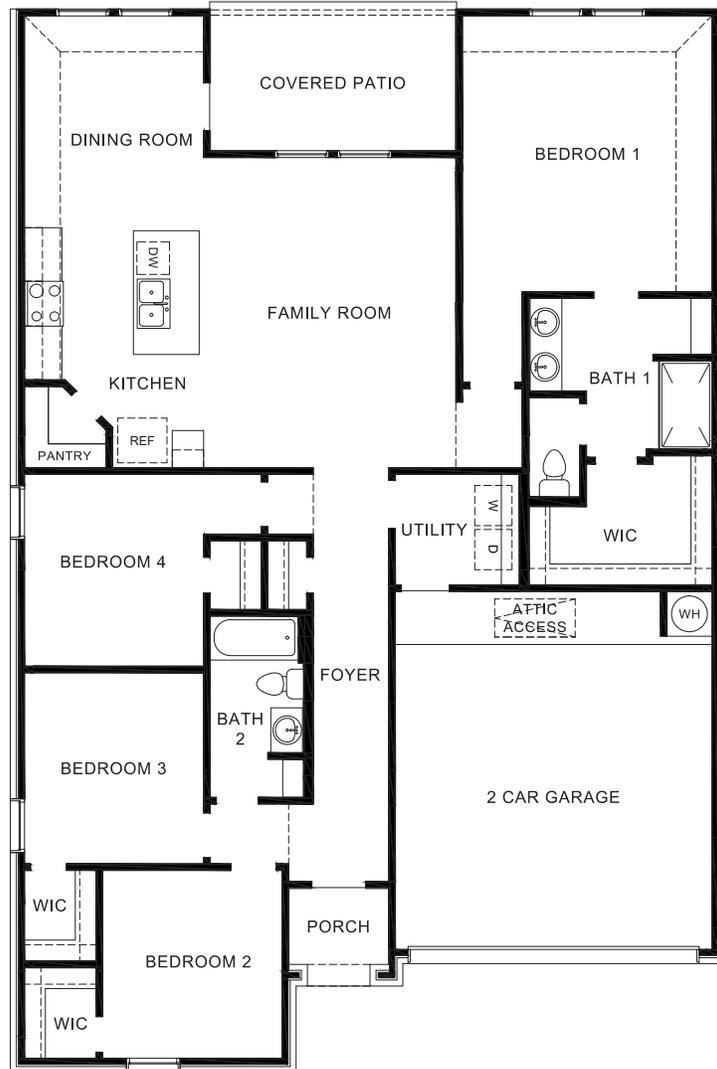




Elevation A



Elevation B



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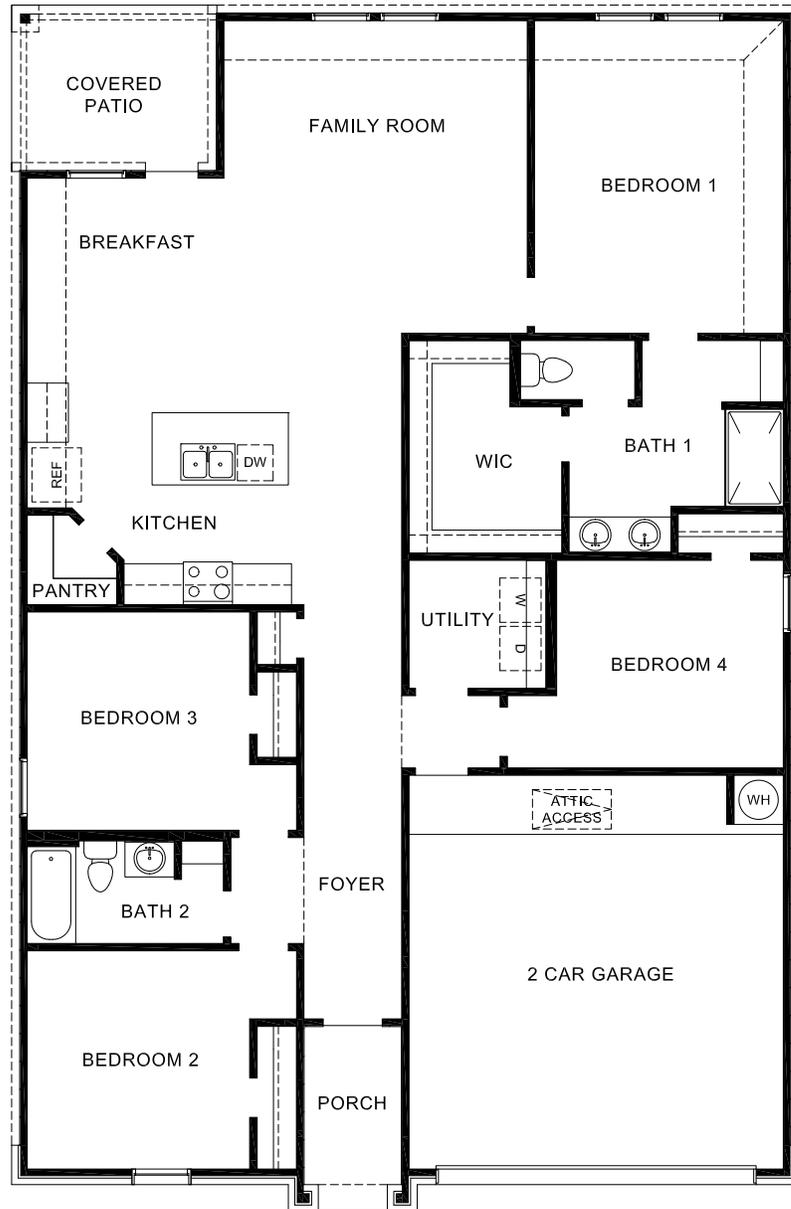




Elevation A



Elevation B



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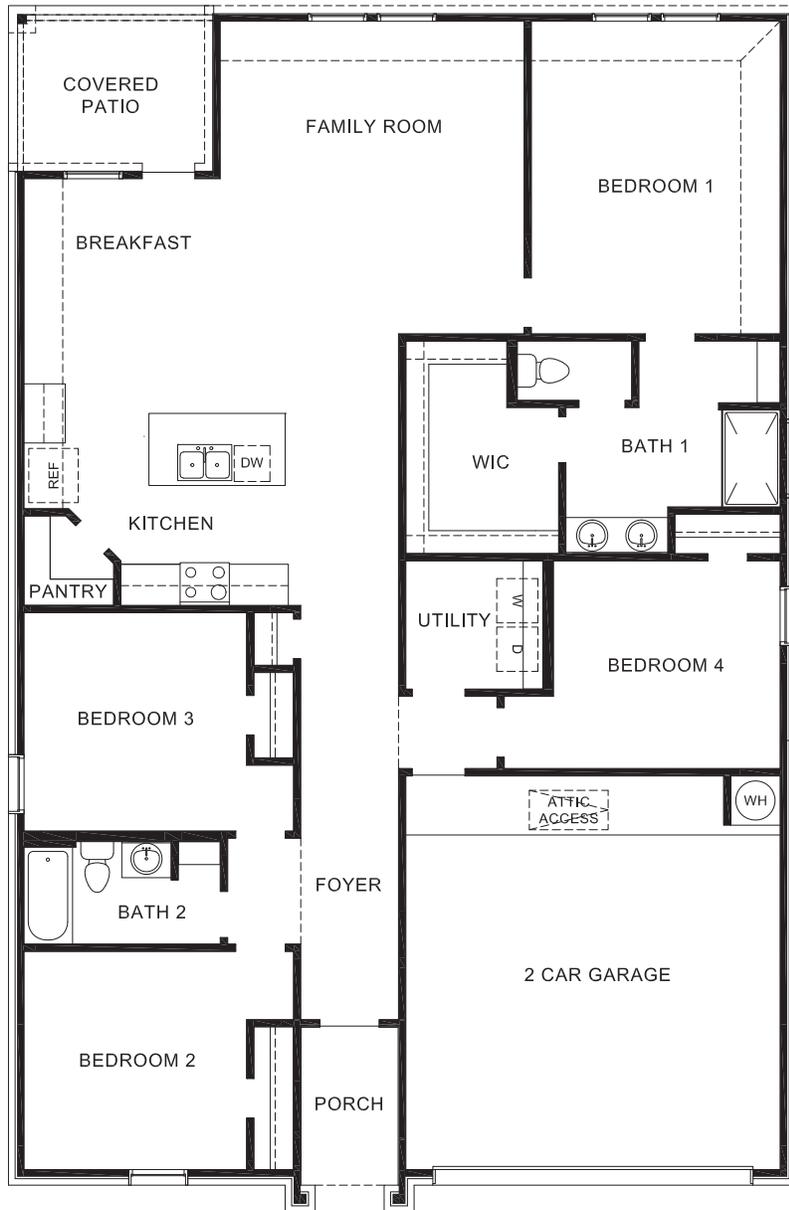




Elevation A



Elevation B



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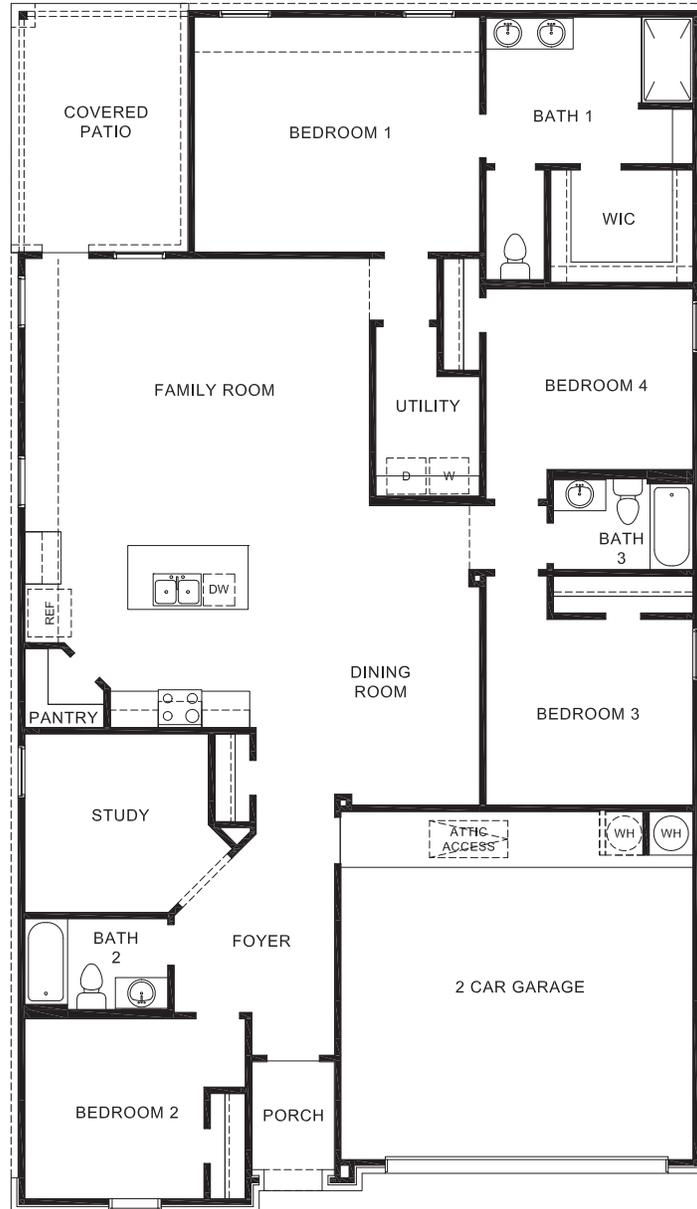




Elevation A



Elevation B



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MILITARY
LAW ENFORCEMENT
FIREFIGHTERS
HEALTHCARE PROFESSIONALS
EDUCATORS

MAIN STREET
STARS
★ ★ ★ ★ ★

WE'RE GIVING
\$1,000
TOWARDS CLOSING COSTS

Thank you for your part in the American Dream.

We began Main Street StarsSM to help everyday heroes become homeowners. Members of the military, law enforcement, firefighters, healthcare professionals, and educators can receive \$1000 towards closing costs at any Tulsa Division Community.

Contact your new home specialist today:

918-268-7485 | Tulsainfo@drhorton.com

D.R. Horton is an Equal Housing Opportunity Builder. The Main Street StarsSM program is available at all Tulsa Division communities to individuals currently employed as military personnel, law enforcement personnel, firefighters, healthcare professionals and educators. Program offers up to \$1000 in closing costs (available with the use of any lender). Program incentives, when combined with any other incentives being offered by seller, may not exceed loan program limitations. Not redeemable for cash. Any unused incentive will be forfeited. Limit of one Main Street StarsSM incentive per home purchase. [Availability of upgrades subject to stage of completion. Upgrades must be installed prior to closing.] Buyer must present proof of employment (such as a pay stub or military ID card-active duty or retired) at time of contract execution. Program subject to cancellation or change without notice or obligation. See sales agent for complete details.

D·R·HORTON®
America's Builder



America's smart home®

You'll never be too far from home.

Monitor and control your home from your couch or from 500 miles away. Connect to your home with your smartphone, tablet or computer.

Homelife can be hands-free.

It's never been easier to settle into a new routine. Set the scene with your voice, from your phone, through the Qolsys panel, or set it and forget it.

Connect and build onto your system.

Our homes speak Bluetooth, Wi-Fi, Z-Wave and cellular devices so you can sync with almost any smart device on the market.



**See what's behind the door
of your new smart home.**

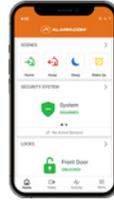
D.R. Horton is an Equal Housing Opportunity Builder.

What's included.



Qolsys IQ Panel

The Qolsys panel is the central hub that talks to all the devices of your smart home. This panel bridges the suite of products with Bluetooth capability, Wi-Fi integration, Z-Wave access, and cellular connectivity.



Alarm.com App

Alarm.com is the heartbeat of the entire smart home system. This simple, one app solution brings our system together, so no matter where you are, your home is at your fingertips.



Amazon Echo Pop

Control your home with your voice and experience hands-free convenience with the Amazon Echo Pop. Just ask Alexa to play music, change your home's temperature, and more.



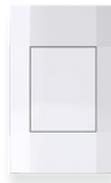
Kwikset HomeConnect™ 620

Control your door even if you're not home. Lock and unlock your front door by entering your key code or through your smart device.



Alarm.com Video Doorbell

Greet your guests from your smart phone. The smart doorbell connected to your Alarm.com app that allows you to see, hear and talk to whoever comes to your door.



Deako Smart Switch

Bring your home to life in the evenings. If you're on the go or on the couch, the Smart Switch can be turned on with your voice or smartphone.



Honeywell T6 Pro Z-Wave Thermostat

Set the perfect temperature before you get home. The Honeywell thermostat lets you cool or heat your home using your smartphone, Qolsys panel, voice, or the thermostat itself.

D.R. Horton is an Equal Housing Opportunity Builder. A D.R. Horton Smart Home is equipped with technology that includes the following: a Z-Wave programmable thermostat manufactured by Honeywell; a Z-Wave door lock manufactured by Kwikset; a Smart Switch; a Qolsys, Inc. touchscreen Smart Home control device; an automation platform from Alarm.com; an Alarm.com video doorbell; an Amazon Echo Pop. D.R. Horton reserves the right, without prior notice, to substitute other products for those listed above. Other Smart Home technology features may be offered for an additional charge. For Smart Home technology included in the home to work, homeowners must obtain and pay for their own Internet service and may need to purchase compatible devices and to maintain accounts with third parties for the services. D.R. Horton makes no representation or warranty that any or all of the Smart Home technology is secure, will meet any homeowner needs or will provide any level of physical or cyber security for the home – even if the technology is working as intended. All photos and drawings are for illustration purposes only. See a D.R. Horton sales agent for complete information. D.R. Horton is a registered trademark of D.R. Horton Management Company, Ltd. All other trademarks shown are the property of their respective owners. Amazon, Echo, Alexa, and all related logos are trademarks of Amazon.com, Inc. or its affiliates.



Home for every stage in life.[®]



It's one of the greatest opportunities we have. It's a dream we all share – to have that special place where memories are made. That place we call home.

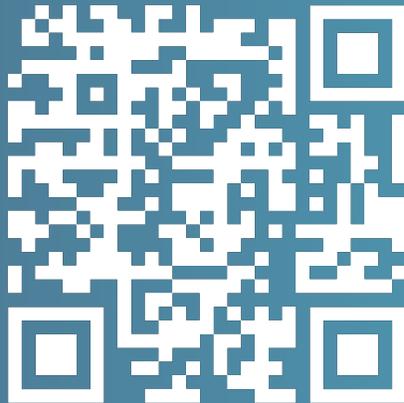
Since 1978, D.R. Horton has been delivering on that dream. We believe in a vision of homeownership for everyone – a home for every stage in life.

With communities all across the nation, more people choose D.R. Horton over any other builder in America. So continue to live out those dreams and know we'll be there for you every step of the way.

We are America's Builder.

D·R·HORTON®

America's Builder



**ALL TULSA
INVENTORY**



DRH TULSA CONSTRUCTION INC.,
TRADITIONAL HOMES IS A TRADENAME OF
D.R. HORTON, INC.

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