

D·R·HORTON®

America's Builder

THE ESTATES AT RIDGEWOOD

Broken Arrow



918-417-1662

Tulsainfo@drhorton.com



VIEW THIS
COMMUNITY

bitty



Utilities

- Electric - PSO
 - 833-776-7697 | www.psoklahoma.com
- Water - Wagoner County
 - 918-258-2331 | www.wagonerrwd4.com
- Gas - ONG Gas
 - 888-664-5463 | www.oklahomanaturalgas.com
- Internet - Cox Cable & Internet
 - 918-376-4226 | www.cox.com
- Internet - AT&T Cable & Internet
 - 844-723-0252 | www.att.com
- Trash - Broken Arrow Trash
 - 918-259-8409 | www.owenstrashservice.net

Recreation

- Estates at Ridgewood Walking Trail
- Highland Park Rugby Field
- The Club at Forest Ridge
- Events Park
- Central Park Community Center
- The Hub Gym | 24/7 Fitness Center
- Nienhuis Park Community Center

Shopping & Restaurants

- Cava
- The Big Biscuit
- Los Mariachis
- Rocking "R" Ranch House
- Ted's Cafe
- Oneta Station Diner
- Schlotsky's
- Sonic
- District Burger
- Whataburger
- Chick-Fil-A
- McDonalds
- Braums
- Buffalo Wild Wings
- Target
- Marshalls
- Atwoods
- Lowes
- Trader Joes
- Bass Pro
- Walmart Super Center
- Broken Arrow Pet Resort
- Walmart Neighborhood
- Walgreens
- Aldi
- Sprouts
- Bath & Body Works

Emergency Services: 911

- Broken Arrow Fire station 4
 - 375Q+W7 Broken Arrow, OK 74014
- Broken Arrow Police Department
 - 1101 N 6th St, Broken Arrow, OK 74012
- Ascension St. John Broken Arrow - Emergency
 - 1000 W Boise Cir, Broken Arrow, OK 74012
- MedWise Urgent Care
 - 2550 N 9th St, Broken Arrow, OK 74012
- Xpress Wellness Urgent Care - Broken Arrow
 - 503 S Aspen Ave, Broken Arrow, OK 74012
- MedWise Urgent Care
 - 11495 OK-51, Coweta, OK 74429

Public Schools

- Highland Park Elementary
 - 7200 E Quincy Pl | Broken Arrow, OK 74012
 - (918) 505-5930 | www.baschools.org
- Oneta Ridge Middle School
 - 6800 E Quincy Pl | Broken Arrow, OK 74012
 - (918) 259-4360 | www.baschools.org
- Broken Arrow High School
 - 1901 E Albany St | Broken Arrow, OK 74012
 - 918-259-4700 | www.baschools.org

Ridgewood HOA

- Jennifer Kelley
 - accountant@paradigmatulsa.com
 - 918-606-1172
 - PO Box 472106 Tulsa, OK 74147
- **HOA Dues: \$250/year**

Description	Elevation	Price
Bellevue - X40B 1,412 Sq.Ft. 3 Bed 2 Bath 1 Story 2 Car	A	\$274,900
	B	\$274,900
Denton - X40D 1,574 Sq.Ft. 3 Bed 2 Bath 1 Story 2 Car	A	\$309,900
	B	\$309,990
Elgin - X40E 1,614 Sq.Ft. 4 Bed 2 Bath 1 Story 2 Car	A	\$312,900
	B	\$312,900
Cali - X40I 1,796 Sq.Ft. 4 Bed 2 Bath 1 Story 2 Car	A	\$318,500
	B	\$318,500
Justin - X40J 1,831 Sq.Ft. 4 Bed 2 Bath 1 Story 2 Car	A	\$326,500
	B	\$ 326,500
Laredo - X40L 2,041 Sq.Ft. 4 Bed 3 Bath 1 Study 1 Story 2 Car	A	\$348,500
	B	\$348,500

Representative

Bree Chavez

Phone: 918-890-8562

Email: Tulsainfo@drhorton.com

Sales Office: 601 S 85th St,
Broken Arrow, OK 74014

Sunday: 1:00pm - 6:00pm

Monday: 12:00pm - 6:00pm

Tuesday - Saturday: 10:00am - 6:00pm

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)
- 4-Lite front door with designer brushed nickel hardware
- Professionally landscaped front yard
- Landscaping per CCRs and City requirements
- Full Sod
- Steel garage door

Gourmet Kitchen

- 42" 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 2 cm quality quartz countertops with drop-in sink and 4" quartz backsplash
- 8" drop-in stainless steel single basin sink
- 1/3 hp garbage disposal

Bedroom 1 Ensuite

- Spacious 5 ft. shower with 12x24 tile surround (white with grey grout pending availability)
- Designer 2cm quartz vanity tops with 4" quartz backsplash
- Standard Single top mount sink 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 2cm 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
- 5 panel interior doors with brushed nickel hardware
- LED ceiling mounted lights throughout
- Full lite patio door
- Pre-wired living room for ceiling fan option

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

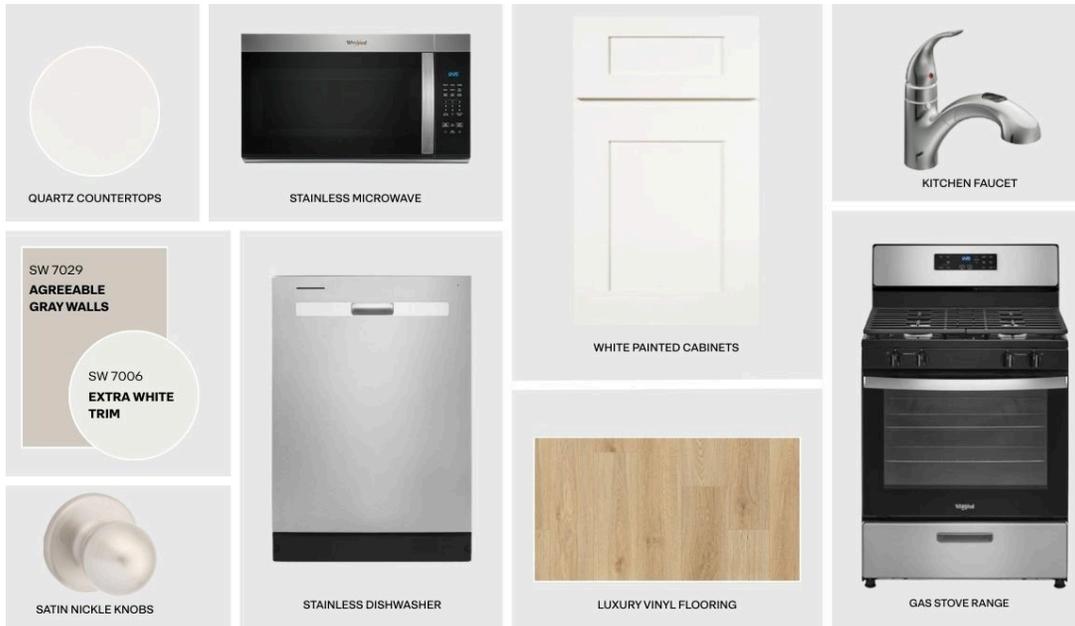
Bonus Features

- 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)

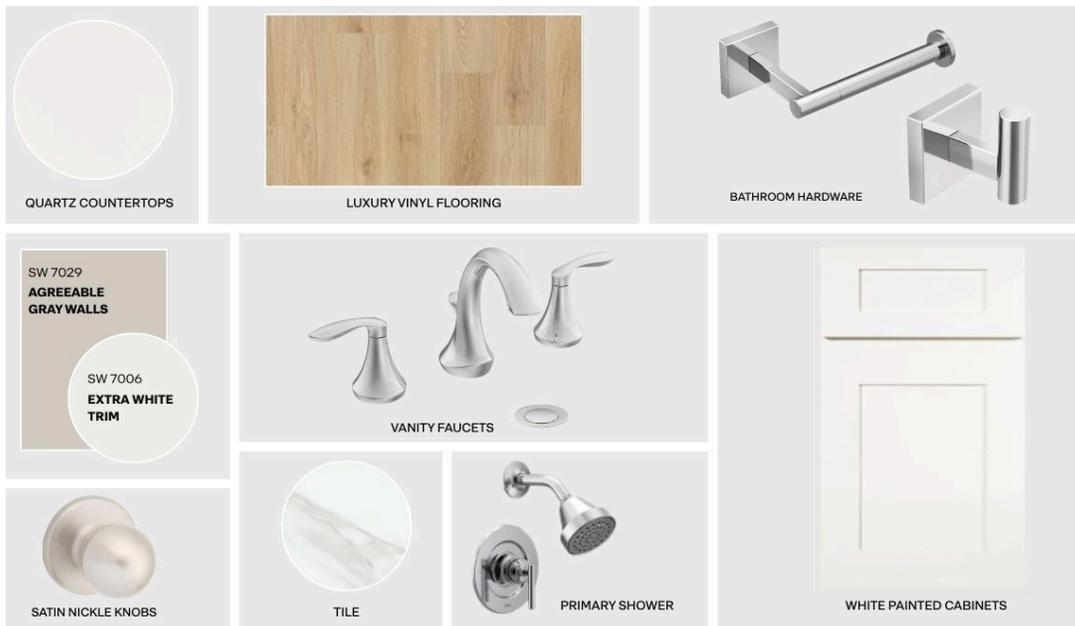
Optional Features For Purchase

- 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
- Irrigation system
(see sales agent for details)

COLORS & SELECTIONS



KITCHEN SELECTIONS

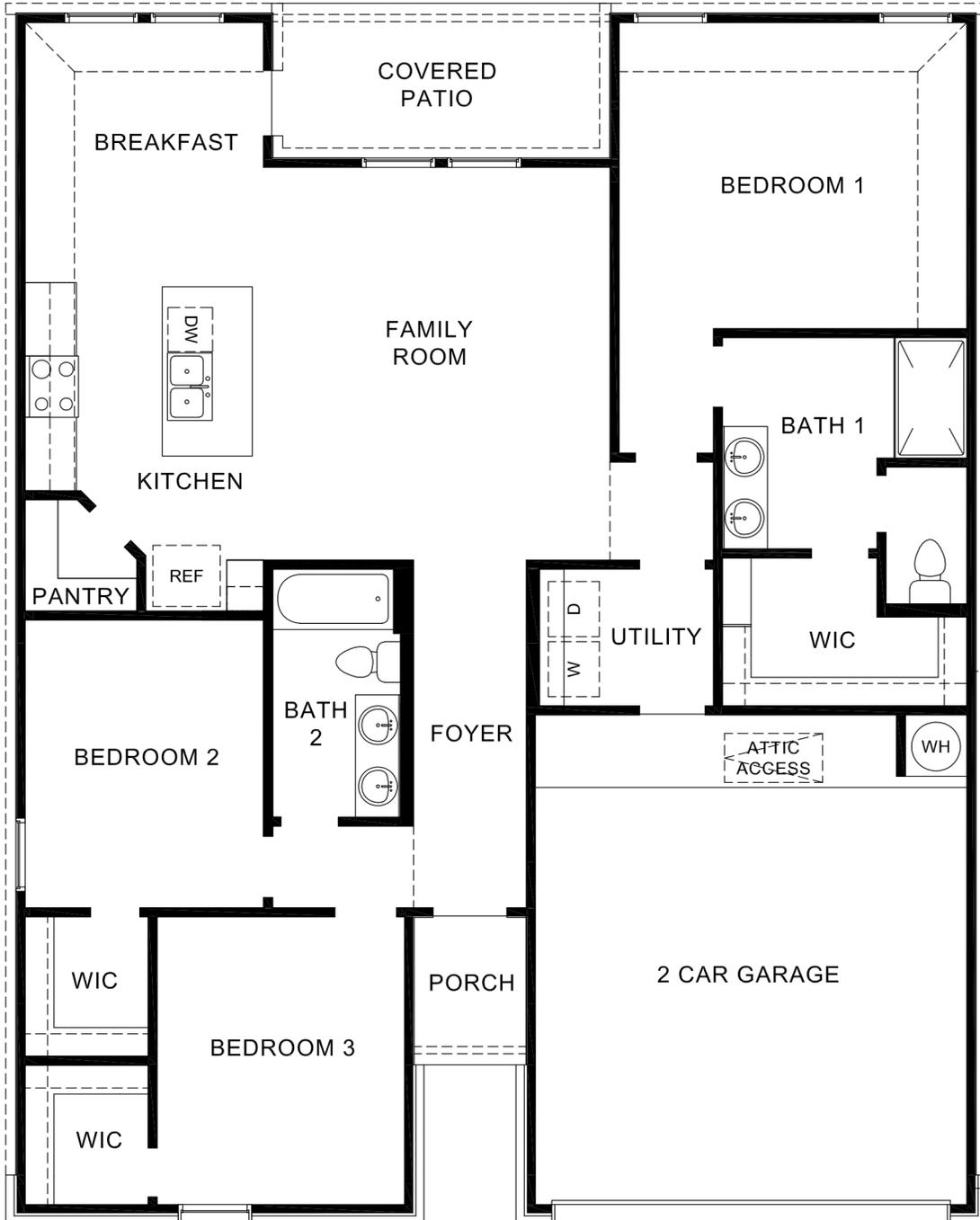




Elevation A



Elevation B

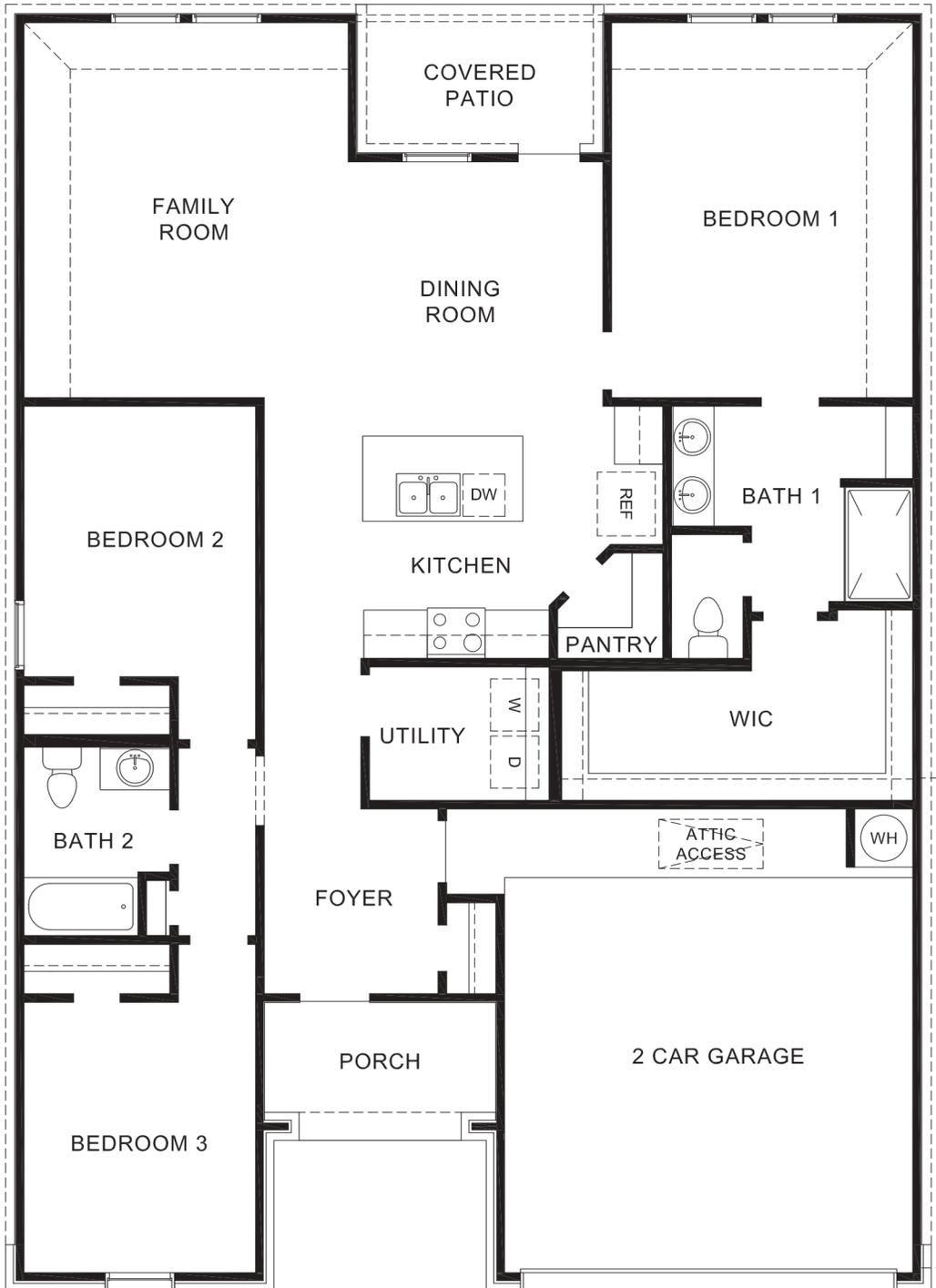




Elevation A



Elevation B



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.

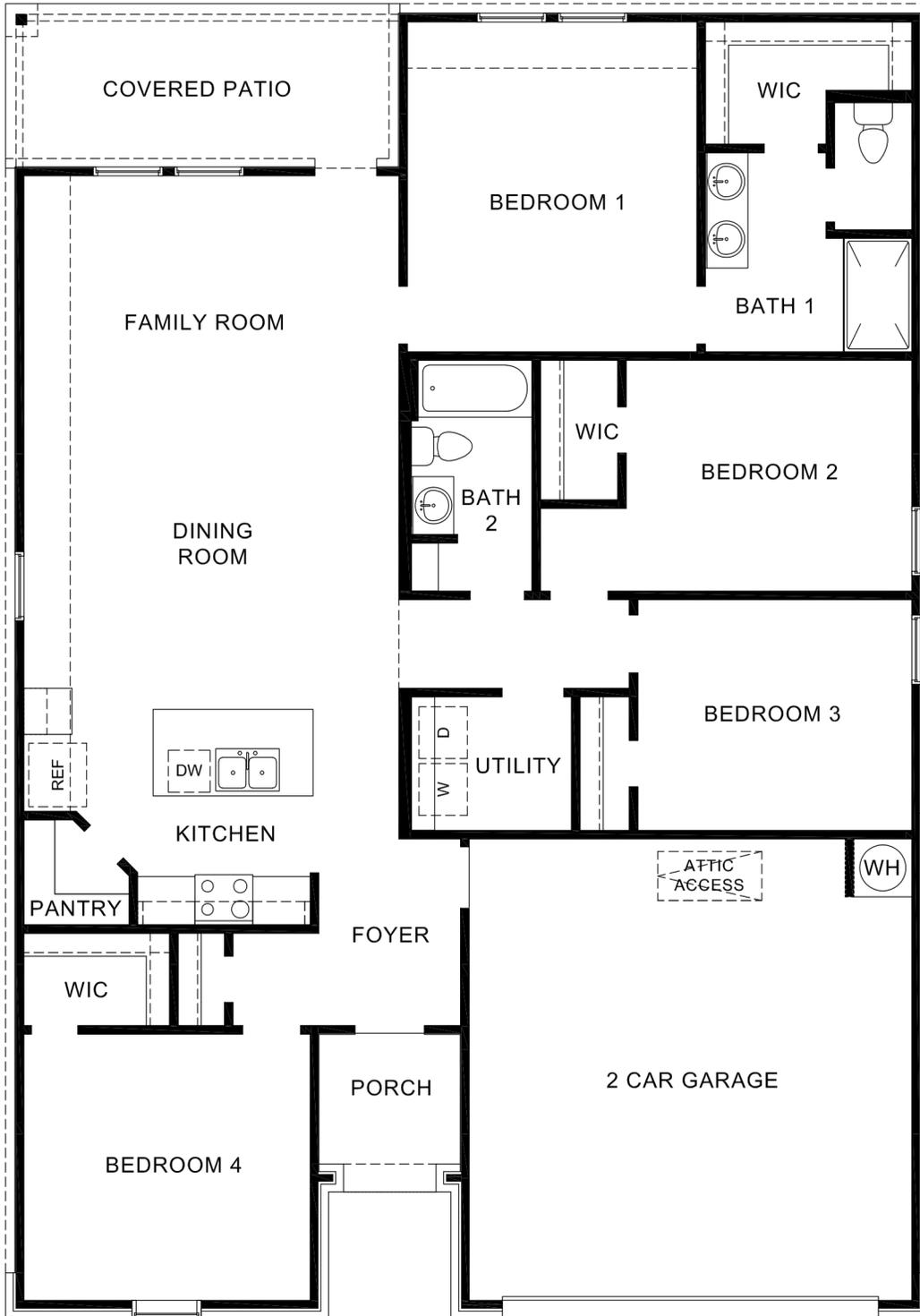




Elevation A



Elevation B



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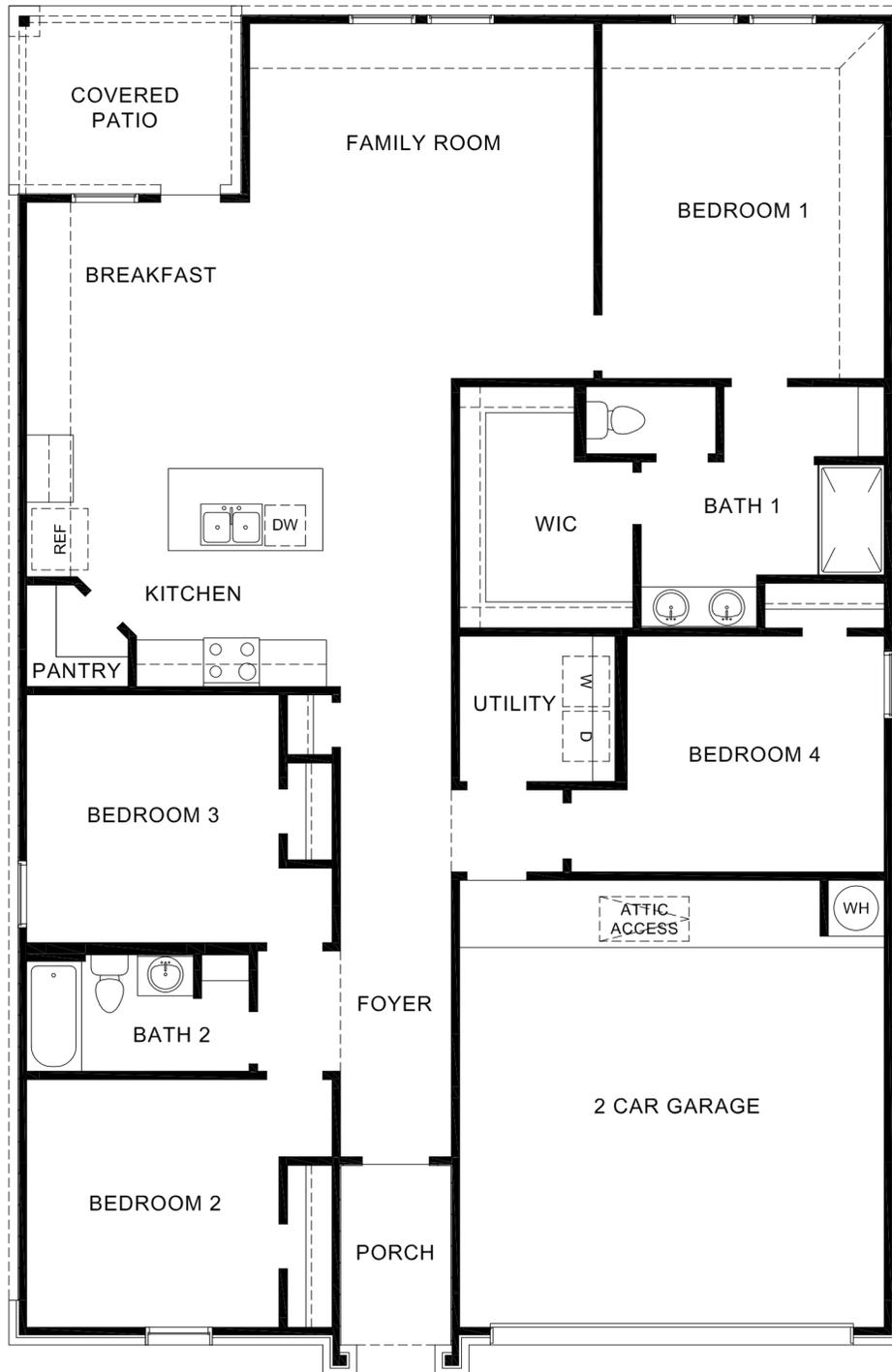




Elevation A



Elevation B



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Elevation A



Elevation B



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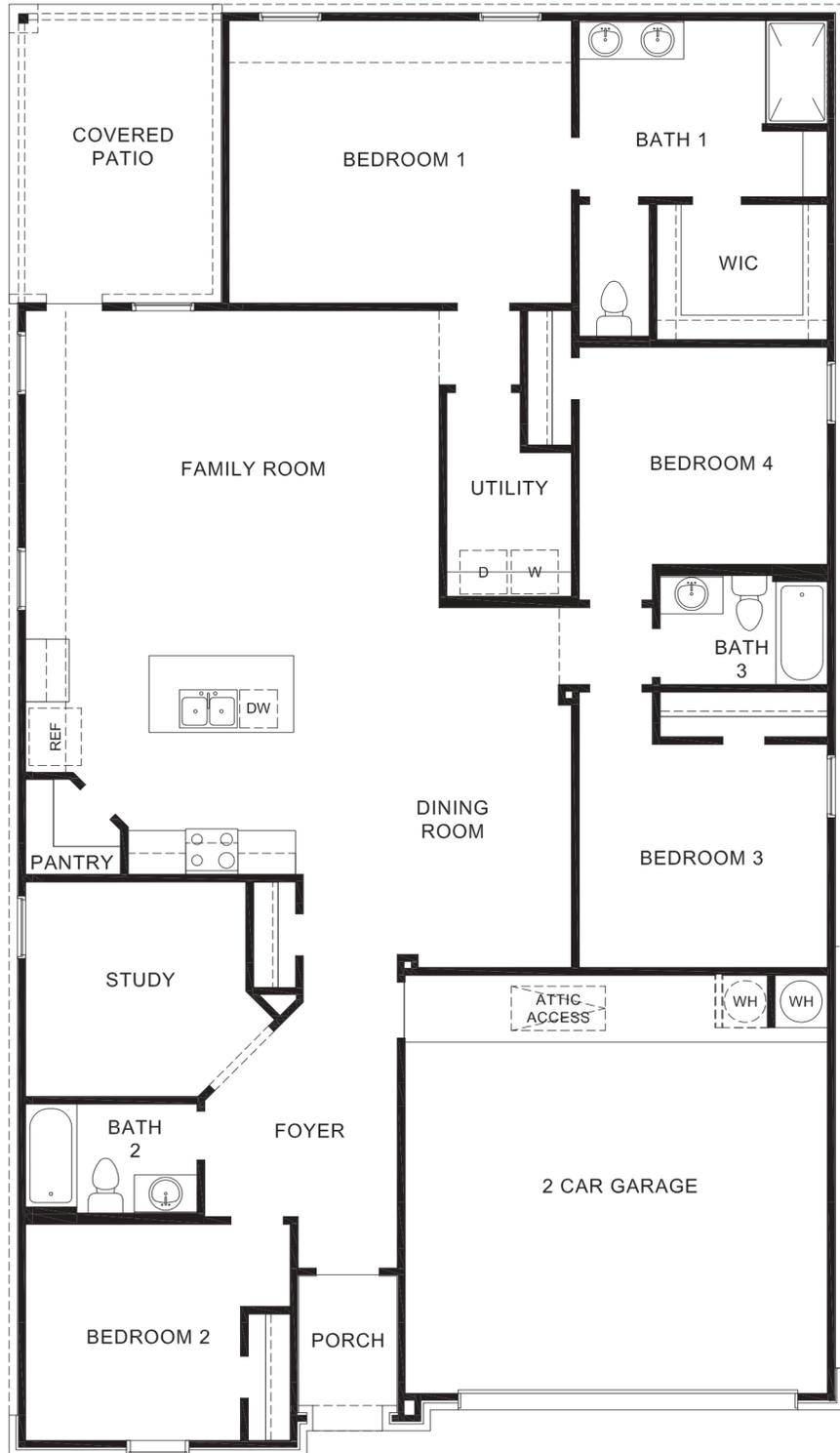




Elevation A

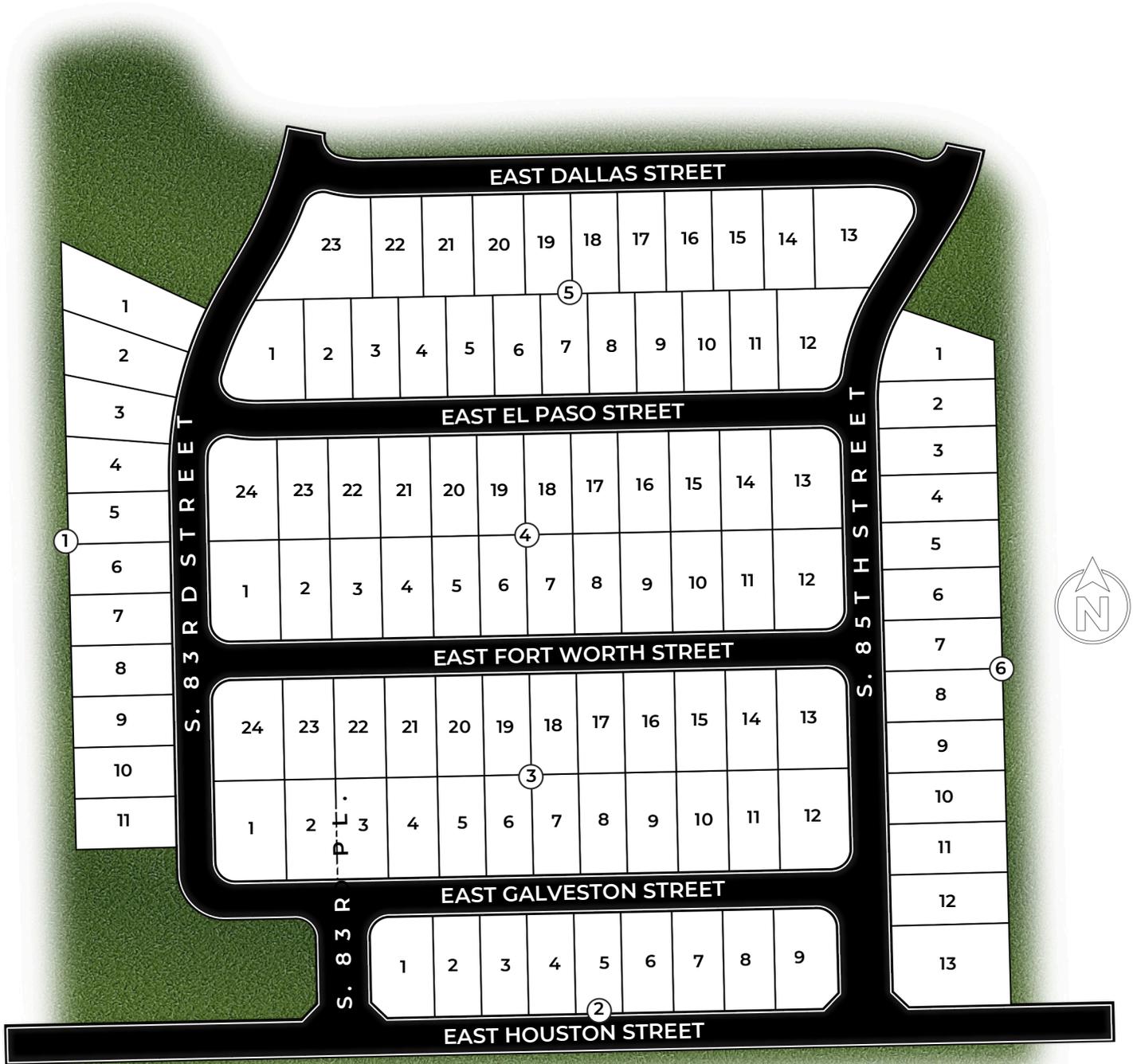


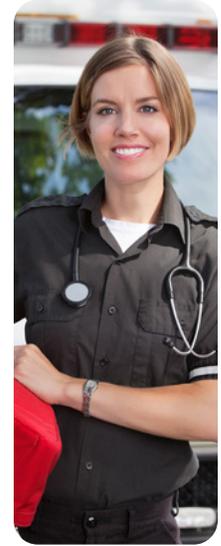
Elevation B



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MAIN STREET STARSSM

**Get \$1,000
toward your
closing costs.**

Thank you for your part
in the American Dream.

Main StreetSMStarsSM is designed to help everyday heroes become homeowners. It's just our way of saying thank you for supporting the community. Members of the military, law enforcement, firefighters, educators, and healthcare professionals can receive \$1,000 at D.R. Horton Tulsa Communities.

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 Golsys 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.**

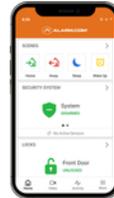
D.R. Horton is an Equal Housing Opportunity Builder.

What's included.



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.



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.



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.



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.



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, or the thermostat itself.



Smart Switch

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

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. 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, home-owners 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.



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
TRADE NAME OF D.R. HORTON, INC.

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