



The Reserve at Old Fredericksburg

High Performance Green Discover Series Included Features

COMMUNITY AMENITIES

- Oversized homesites
- Gated Entrance
- Recreation center with playground, tennis court, single basketball court
- Boerne ISD and Northside ISD
- Cabana
- Pool with kiddie pool

ENERGY SAVING/ENVIRONMENTAL FEATURES

- Imagine Homes is *nationally recognized* for high-performance energy-efficient and environmentally-friendly building practices
- Certified EPA ENERGY STAR Version 3.0 rated Homes
- Each Imagine Home is *individually performance tested* for energy efficiency by a third party
- **Dow** Outperformance Systems products for advanced air, moisture, and thermal protection
- **Dow** R-3, 1/2" foam sheathing at all exterior walls minimizes unwanted air movement through the wall cavity and contributes to higher energy efficiency
- Continuous hot water with **Rinnai** energy-efficient, tankless, gas water heater 7.5GPM up to 3 1/2 baths, 4 or more full baths 9.4GPM
- Vinyl frame windows with double-pane Low E glass to *reduce solar heat gain* (keeps your home cool in the summer and warm in the winter and also protects against fabric fading)
- *Finger-jointed wood studs* for straighter walls, maximum strength and less environmental impact
- Exterior door weather stripping to reduce air infiltration
- Pre-plumb for water softener
- **PEX** Plumbing System
- Energy-efficient **Trane** 15 SEER A/C featuring R-410A, a non-freon coolant (doesn't harm the ozone layer), ARI matched air conditioning system with 92+ AFUE sealed combustion gas furnace.
- Mechanical fresh air intake to control the flow of outside air & to filtrate allergens & remove moisture for better air quality
- Performance tested blower door test w/less than 3ACH50. A low rating means less air leakage.
- R-6 ducts work with return air or jumper ducts in all bedrooms. System duct blaster tested to maximum 3.5% leakage.
- MERV 10 whole house filters
- **Honeywell programmable** thermostat designed for energy savings and maximum comfort
- **Spray foam insulation with sealed, semi-conditioned attic system**
- EPA WaterSense dual flush toilets
- Exhaust fans vented to the outside in kitchen, baths and utility rooms
- Energy saving compact fluorescent bulbs with all light fixtures
- Jobsite waste reduction program reduces material to landfill by 67%
- Water saving Tiff Bermuda landscaping

CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Featuring **Acme** brick, stone & stucco on four sides - per plan elevation
- Wall framing 16" *on center* with stick built framing and finger jointed studs
- Fiber cement *soffit*
- **Woodtone Real Trim** fascia and trim (rot resistant material)
- Roof shingles with 30 year limited warranty
- Metal drip edge at fascia
- Engineered **Boise Cascade** floor system with 3/4" OSB tongue & groove sub flooring glued & screwed down (two story homes)
- 3-car garage, walls and ceiling *sheetrocked, taped, textured, trimmed and painted* w/fluorescent tube lighting
- Divided light windows on front of home
- 8' wood and 6-lite glass front door
- **Kwikset** deadbolt lock on all exterior doors.
- Security system with motion detector
- **Wayne Dalton** raised panel, insulated garage door with decorative hardware
- Garage door opener with 4 remotes
- Decorator exterior lighting front & rear
- Three outdoor hose bibs
- Cultured stone address block
- Pull down attic stairs (per plan)
- Professional builder program includes (2) *personal meetings* at your home site with a qualified Imagine Homes builder (may not include homes in available inventory) plus a Homebuyer Orientation prior to closing
- 10 year Home Builder limited warranty

MORE INCLUDED FEATURES ON BACK...

INTERIOR FEATURES

- 10' ceilings 1st floor and 9' ceilings 2nd floor
- 42" direct vent fireplace with stone surround
- Stained oak handrail w/wrought iron balusters at stairs per plan
- Monterrey drag texture on all walls and ceilings with rounded corners on 1st floor
- Environmentally responsible CRI Green label carpet (uses recycled content and sets a higher standard for indoor air quality)
- Hand-laid ceramic tile floors at entry, kitchen, breakfast, utility and all baths
- **Progress Lighting** fixtures in satin nickel throughout the home with compact fluorescent light bulbs
- Ceiling fan at family room and master bedroom.
Block and wire for fans at all bedrooms.
- Structured wiring for phone & cable whole home distribution
- Category 5 telephone outlet - 3 locations
- RG6 cable TV outlets - 3 locations
- Interconnected smoke detectors & carbon monoxide detector
- Decora switches
- **Kwikset** Tustin satin nickel door levers & Dakota front door handle set
- 8' first floor **Masonite Cheyenne** raised panel interior doors
- Colonial door trim
- 5-1/4" decorative baseboards
- Crown moulding at single story entry, dining, kitchen, breakfast and master bedroom (excludes sloped & curved ceilings)
- **Sherwin Williams** low VOC interior paint (contains less off gas to enhance indoor air quality)
- Two tone interior paint - walls & ceilings one color; trim a different color
- Painted wood shelves in closets
- Mud room per plan

KITCHEN FEATURES

- **Whirlpool** smooth top 36" cooktop and self-cleaning built-in oven in stainless steel
- **Whirlpool ENERGY STAR** microwave and venthood (vented to exterior)
- **Whirlpool ENERGY STAR** dishwasher
- Ceramic tile flooring
- 42" beech raised panel, castled cabinets with adjustable shelving, crown mould, knobs and full extension drawers
- **Delta** Linden single-handle pull out arctic stainless faucet
- Granite countertops with stainless steel 9" deep undermount sink and tile backsplash
- Heavy-duty 1/2 hp **InSinkerator** garbage disposal
- Recessed lighting
- Water supply line for ice-maker refrigerator
- Butlers pantry per plan

BATH FEATURES

- **Royal** oversized oval acrylic drop-in tub on tile deck with hand-laid ceramic tile surround at master bath
- Custom walk-in tile shower in master bath
- **Pressure-balanced** tub and shower valves for temperature control
- **Delta** designer Windemere brilliance stainless washerless faucets
- **Sterling Vikrell** tub-shower combination with ceramic tile surround at secondary baths
- Full mirrors with cosmetic lighting above vanities
- Granite tops with undermount white sinks
- Dual vanities at master bath with framed mirrors
- EPA WaterSense dual flush toilets
- Base cabinet in Powder Room (per plan) with framed mirror
- Wood medicine cabinet(s) at master bath & secondary baths (per plan) Not located on exterior walls

LANDSCAPING FEATURES

- Full landscape package with water saving Bermuda sod, with approximately 60% sod to 40% mulch, 2 hardwood trees & native plants
- 6' cedar privacy fence at backyard with 3' gate
- Covered patio at backyard per plan
- Water efficient sprinkler system with drip irrigation for beds and rain sensor

DESIGN CONSULTATION

- Consultation with *professional designer* during 2 appointments to select the following (may not include homes in available inventory):

Ceramic tile
Lighting package
Brick (per plan)
Interior color
Exterior color
Exterior trim color

Front door style
Carpet style and color
Cabinet stain color
Kitchen countertop color
Bath countertop color
Design upgrade features



The Reserve at Old Fredericksburg
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Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, colors and price without notice. Refer to your contract package for the actual specifications of your home. Optional features may be included at additional cost and are subject to construction cut-off dates. Model home displays, interior decorating, landscaping, fencing and other amenities are for display purposes only.