

ImagineHomes

Highland Estates

High Performance Green Discover Series Included Features



COMMUNITY AMENITIES

- Half Acre or More Homesites
- Gated Entrance
- Panoramic Views
- Comal ISD
- Septic System
- No City Taxes

ENERGY SAVING/ENVIRONMENTAL FEATURES

- Imagine Homes is *nationally recognized* for high-performance energy-efficient and environmentally-friendly building practices
- Certified EPA ENERGY STAR Version 3.1 rated Homes
- Each Imagine Home is *individually performance tested* for energy efficiency by a third party
- **Dow** Outperformance System 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 **Rheem** 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-366 glass to *reduce solar heat gain* (keeps your home cool in the summer and warm in the winter and also protects against fabric fading) w/tilt-in sashes for easier cleaning
- Exterior door weather stripping to reduce air infiltration
- Pre-plumb for water softener
- **PEX** Plumbing System
- **Spray foam insulation with sealed, semi-conditioned attic system**
- Energy-efficient **Trane** 16 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
- Smart thermostat designed for energy savings and maximum comfort - linked to Smart Home System
- EPA WaterSense dual flush toilets
- Exhaust fans vented to the outside in kitchen, baths and utility rooms
- Energy saving LED light bulbs with all light fixtures (excludes interior garage light and candelabras)
- Water saving Bermuda landscaping with native landscape plants

CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Featuring **Acme** brick, stone & stucco on four sides - per plan elevation
- Stick built framing
- Fiber cement *soffit*
- 2x6 rough sawn primed spruce fascia and trim
- Dimensional 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 - per plan
- Divided light windows on front of home
- 8' wood and 6-lite glass front door w/factory finish
- **Kwikset** deadbolt lock on all exterior doors.
- Security system w/motion detector (part of Smart Home System)
- **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
- 30 Day & 11 Month post closing meeting with customer service representative for continued peace of mind

MORE INCLUDED FEATURES ON BACK...

INTERIOR FEATURES

- 10' ceilings 1st floor and 9' ceilings 2nd floor - per plan
- 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 LED light bulbs (excludes interior garage light and candelabras)
- Ceiling fan at family room and master bedroom.
- Block and wire for fans at all bedrooms.
- 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
- 2-1/4" colonial door trim
- 5-1/4" decorative baseboards
- Crown moulding at single story entry, dining, kitchen, breakfast and master bedroom (excludes sloped 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 w/built-in bench & storage - per plan
- Utility room cabinets - per plan

KITCHEN FEATURES

- **Whirlpool** 36" gas cooktop with venthood (vented to exterior) in stainless steel finish
- **Whirlpool ENERGY STAR** built-in oven and microwave in stainless steel finish
- **Whirlpool ENERGY STAR** dishwasher in stainless steel finish
- Ceramic tile flooring
- 42" beech raised panel, castled cabinets with adjustable shelving, crown mould, knobs and full extension drawers, dovetail construction and hidden hinges
- Deep cabinet over refrigerator - per plan
- Refrigerator enclosure - per plan
- **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

- Free standing acrylic luxury bathtub with deck mounted faucet at master bath
- Custom oversized 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 elongated 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 Bermuda sod and mulch 2 hardwood trees & native plants. Sod 30' from back of home and 15' at sides.
- Covered patio at backyard per plan
- Water efficient sprinkler system with drip irrigation and rain sensor
- Broom finish on flatwork surfaces

DESIGN CONSULTATION

- Consultation with *professional designer* during 3 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



Highland Estates

210-807-3570



www.ImagineHomesSA.com

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.