

# ImagineHomes

## Lakeview



### High Performance Plus Dream Series Included Features

#### COMMUNITY AMENITIES

- Gated community
- Catch and release lake
- Playground, pavilion and garden
- Walking trail

#### 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
- High recovery, high efficiency *50 gallon* electric water heater if 2-1/2 or fewer baths. (1) *66 gallon* (3 or more baths)
- Vinyl frame double paned windows with 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
- **PEX** Plumbing System
- Performance tested blower door test w/less than 3ACH50. A low rating means less air leakage.
- 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.
- R-6 ducts work with return air or jumper ducts in all bedrooms. System duct blaster tested to maximum 3.5% leakage.
- MERV 8 filters
- **Honeywell** *programmable* thermostat designed for energy savings and maximum comfort
- Spray foam insulation with sealed, semi-conditioned attic system
- Blown cellulose wall insulation for maximum protection against air, sound and pest infiltration. Also increases fire safety. Superior to fiberglass insulation.
- 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 (excluding dining chandelier)
- 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 (per plan)
- Wall framing 16" *on center* with stick built framing and finger jointed studs
- Fiber cement *siding and soffit*
- **Woodtone Real Trim** fascia and trim (rot resistant material)
- Roof shingles with 20 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)
- Garage walls and ceiling *sheetrocked, taped, textured, trimmed and painted*
- Divided light windows on front of home
- Insulated 2-panel fiberglass front door
- **Kwikset** Polo deadbolt lock on all exterior doors.
- Pre-wire for security system
- **Wayne Dalton** 5120 raised panel, insulated garage door
- Prewired for optional garage door opener
- Decorator exterior lighting front & rear
- Two 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

- 9' ceilings 1st floor and 8' ceilings 2nd floor
- Orange peel texture on all walls and ceilings
- 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 (excluding dining chandelier)
- Blocking for fans at all bedrooms and family room
- Category 5 telephone outlet - 1 location
- RG6 cable TV outlets - 2 locations
- Interconnected smoke detectors & carbon monoxide detector
- **Kwikset** Polo satin nickel door hardware
- **Masonite Cheyenne** raised panel interior doors
- Colonial door trim
- 3-1/4" decorative baseboards
- **Sherwin Williams** low VOC interior paint (contains less off gas to enhance indoor air quality)
- Two tone interior paint
- Durable, ventilated wire shelving

## KITCHEN FEATURES

- **Whirlpool** 30" self-cleaning smooth top range in black with vent hood exhausted to outside
- **Whirlpool ENERGY STAR** dishwasher
- Fluorescent light fixture
- Ceramic tile flooring
- 30" flat panel maple - Plymouth door style - cabinets with adjustable shelving and crown mould
- **Delta** Foundations single-handle chrome faucet (B4410LF)
- 6" deep double stainless steel sink
- Vegetable sprayer at kitchen sink
- Heavy-duty 1/2 hp **InSinkerator** garbage disposal
- **Wilsonart** decorator laminate countertops with 4" backsplash
- Water supply line for ice-maker refrigerator

## BATH FEATURES

- **Sterling Vikrell** oversized oval tub/shower combination with hand-laid ceramic tile surround at master bath
- **Pressure-balanced** tub and shower valves for temperature control
- **Delta** designer Foundations chrome washerless faucets
- **Sterling Vikrell** tub-shower combination with ceramic tile surround at secondary baths
- Full mirrors with cosmetic lighting above vanities
- Cultured marble vanity top w/recessed oval bowl and single ogee edge in white satin at master bath and secondary baths
- EPA WaterSense dual flush toilets
- Decorative *pedestal sink* in Powder Room (per plan). Mirror not included

## LANDSCAPING FEATURES

- Full landscape package with water saving Bermuda sod, with approx. 60/40 split sod to mulch, 2 hardwood trees & native plants
- 10'x10' broom finished concrete patio (per plan)
- 6' spruce privacy fence at backyard with 3' gate

## 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  
Appliance color  
Design upgrade features



**Lakeview**  
**210-807-3580**

[www.ImagineHomesSA.com](http://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.