



ImagineHomes

Cottages at Mahncke Park

High Performance Green Discover Series Included Features

COMMUNITY AMENITIES

- Located in charming Mahncke Park neighborhood
- Convenient to Breckenridge Park, San Antonio Botanical Gardens, Pearl, Ft. Sam and downtown.

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
- **PlyGem** 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 heat pump air conditioning system
- 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
- **Nest learning** 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
- Water saving Tiff Bermuda landscaping with native landscape plants

CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Featuring durable fiber cement siding - 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)
- **Galvalume** standing seam metal roof
- Engineered **Boise Cascade** floor system with 3/4" OSB tongue & groove sub flooring glued & screwed down
- **PlyGem** 12' x 8' bi-parting door at family room
- **PlyGem** 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 window panel
- Garage door opener with 2 remotes
- Decorator exterior lighting front & rear
- Two outdoor hose bibs
- 1-car garage, walls and ceiling *sheetrocked, taped, textured, trimmed and painted* w/fluorescent tube lighting
- 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 2nd floor
- Solid core **Masonite Riverside** 5 panel interior doors
- 8' doors at 1st floor and 6'-8" doors at 2nd floor
- 1x6 pine base boards
- 1x4 pine casing
- Orange peel texture on all walls and ceilings with square corners
- Hand-laid ceramic tile floors at upstairs baths and utility
- Environmentally responsible CRI Green label carpet (uses recycled content and sets a higher standard for indoor air quality)
- **Progress Lighting** fixtures in satin nickel throughout the home with compact fluorescent light bulbs
- Interconnected smoke detectors & carbon monoxide detector
- Decora switches
- **Kwikset** Tustin satin nickel door levers & Dakota front door handle set
- Structured wiring for phone & cable whole home distribution
- Category 5 telephone outlet - 3 locations
- RG6 cable TV outlets - 3 locations
- **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
- Ventilated shelving at closets

KITCHEN FEATURES

- **Whirlpool** 30" gas range in stainless steel
- **Whirlpool ENERGY STAR** venthood microwave vented to exterior over range
- **Whirlpool ENERGY STAR** dishwasher
- **Shaw** engineered wood flooring
- 42" painted, castled cabinets with full extension drawers, top mould and knobs
- **Delta** Linden single-handle pull out artic stainless faucet
- Granite countertops with stainless steel 9" deep undermount sink and tile backsplash
- Vegetable sprayer at kitchen sink
- Heavy-duty 1/2 hp **InSinkerator** garbage disposal
- Recessed lighting
- Water supply line for ice-maker refrigerator

BATH FEATURES

- Custom walk-in tile shower in master bath(s) per plan
- **Pressure-balanced** shower valves for temperature control
- **Delta** designer Windemere brilliance stainless washerless faucets
- **Sterling Vikrell** tub-shower combination with ceramic tile surround at secondary baths per plan configuration
- Framed mirrors with cosmetic lighting above vanities
- Granite tops with undermount white oval sinks
- EPA WaterSense dual flush toilets
- Base cabinet in Powder Room with framed mirror

LANDSCAPING FEATURES

- Full landscape package with water saving Bermuda sod, mulch, 2 hardwood trees & native plants
- Covered patio at backyard per plan
- 6' privacy fence at backyard

DESIGN CONSULTATION

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

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

Carpet style and color
Cabinet paint or stain color
Kitchen countertop color
Bath countertop color
Design upgrade features



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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.