

# ImagineHomes

## Lakeview

### High Performance + Dream Series Standard Features

#### HIGH PERFORMANCE GREEN HOME

- EPA Energy Star rated home
- Build San Antonio Green certified home
- Spray foam insulation with sealed, semi-conditioned attic system
- Dow R-3 Foam Sheathing
- Blown cellulose R-13 wall insulation
- Energy-efficient Carrier 15.00 SEER ARI matched, air conditioning system with 92+% AFUE sealed combustion gas furnace
- Duct blaster tested to maximum 3.5% leakage
- Programmable thermostat
- Return air registers in each bedroom with MERV 8 filters
- Performance tested blower door test to maximum .25 cfm50 air infiltration rate
- Vinyl frame double-pane windows w/ Low E 366 glass to reduce solar heat gain
- Energy saving compact fluorescent bulbs with all light fixtures
- Smoke detectors & carbon monoxide detector
- Water saving Caroma dual flush toilets
- Jobsite waste reduction program reduces material to landfill by 67%

#### CONSTRUCTION FEATURES

- Professionally engineered foundation designed for each home site
- 10-year Home Builder's Limited Warranty
- Composition roof with 20 year limited warranty
- Acme brick (per plan)
- 16" on center framing with finger-jointed wall studs for straighter walls
- Wayne Dalton insulated, raised panel garage door
- Wood Tone Real Trim fascia & trim with durable fiber-cement siding & soffit
- Engineered Boise Cascade floor system with 3/4" OSB tongue & groove sub flooring
- Pre-wire for security system

#### LANDSCAPING & SITEWORK

- Full landscape package with water saving Bermuda sod, 2 hardwood trees & native plants
- 6' spruce privacy fence at backyard with 3' gate

#### INTERIOR FEATURES

- Environmentally responsible CRI Green label carpet
- Ceramic tile floors at kitchen, breakfast, utility and all baths
- 9' ceilings 1<sup>st</sup> floor & 8' ceilings 2<sup>nd</sup> floor
- Thomas Lighting fixtures in satin nickel throughout the home with compact fluorescent light bulbs
- Blocking for fans at all bedrooms
- Orange peel texture on all walls and ceilings
- Sherwin Williams Low VOC interior paint
- Colonial door trim and 3 1/4" decorative baseboards
- Masonite Cheyenne raised panel interior doors
- Kwikset satin nickel door knobs
- 2 cable TV outlets & 1 Category 5 telephone outlet

#### DESIGNER KITCHEN FEATURES

- Wilsonart laminate countertops
- Whirlpool Energy Star appliance package: range, venthood (vented to exterior) & dishwasher
- Moen kitchen sink faucet with water saving 1.5 gpm aerators
- Stainless steel sink with 1/3 hp disposal
- Aristokraft Cabinets 30" cabinets

#### DESIGNER BATH FEATURES

- Cultured marble vanity tops with recessed oval bowl
- Caroma dual flush toilets
- Oversized tub with tile surround in master bath
- Moen plumbing fixtures
- 42" mirrors
- Water saving 1.5 gpm aerators at vanities
- Walk-in closet at master suite (per plan)

#### COMMUNITY AMENITIES

- Gated entries
- Walking trail
- Community lake, playground, pavilion & garden

Lakeview  
210-807-3580

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