



ImagineHomes

The Reserve at Old Fredericksburg

Featuring CertainTeed Apollo II Photovoltaic Roofing System
High Performance Green Discover Series Standard 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
- Build San Antonio Green certified home
- **U.S. Department of Energy Builder's Challenge** certification
- **CertainTeed** Apollo II 2.16 kw photovoltaic roofing system
- Each Imagine Home is *individually performance tested* for energy efficiency by a third party
- 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.
- Performance tested blower door test to maximum .25 cfm50 air filtration rate
- 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**
- **PEX** Plumbing System
- 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 E366 glass to *reduce solar heat gain* (keeps your home cool in the summer and warm in the winter and also protects against fabric fading)
- **Dow** R-3 foam sheathing at all exterior walls minimizes unwanted air movement through the wall cavity and contributes to higher energy efficiency
- *Finger-jointed wood studs* for straighter walls, maximum strength and less environmental impact
- Water saving Tiff Bermuda landscaping
- 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%
- Exterior door weather stripping to reduce air infiltration
- Pre-plumb for water softener

CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Featuring **Acme** brick, stone & stucco on four sides - per plan elevation
- 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
- Divided light windows on front of home
- Wall framing 16" *on center* with stick built framing and finger jointed studs
- Fiber cement *siding and soffit*
- Engineered **Boise Cascade** floor system with 3/4" OSB tongue & groove sub flooring glued & screwed down (two story homes)
- **Woodtone Real Trim** fascia and trim (rot resistant material)
- Roof shingles with 30 year limited warranty
- Metal drip edge at fascia
- 8' wood and 6-lite glass front door
- **Kwikset** deadbolt lock on all exterior doors.
- Security system with motion detector
- Decorator exterior lighting front & rear
- Three outdoor hose bibs
- **Wayne Dalton** raised panel, insulated garage door with decorative hardware
- 3-car garage, walls and ceiling *sheetrocked, taped, textured, trimmed and painted* w/fluorescent tube lighting
- Garage door openers with 4 remotes
- Cultured stone address block
- 10 year Home Builder limited warranty
- Pull down attic stairs (per plan)



MORE STANDARD FEATURES ON BACK...

INTERIOR FEATURES

- Environmentally responsible CRI Green label carpet
- Hand-laid ceramic tile floors at entry, kitchen, breakfast, utility and all baths
- Ceiling fan at family room and master bedroom. Block and wire for fans at all bedrooms.
- **Progress Lighting** fixtures in satin nickel throughout the home with compact fluorescent light bulbs
- Monterrey drag texture on all walls and ceilings with rounded corners on 1st floor
- 10' ceilings 1st floor and 9' ceilings 2nd floor
- **Kwikset** Tustin satin nickel door levers & Dakota front door handle set
- Decora switches
- 8' first floor **Masonite Cheyenne** raised panel interior doors
- Colonial door trim
- 5-1/4" decorative baseboards
- Category 5 telephone outlet - 3 locations plus standard study and media room
- RG6 cable TV outlets - 3 locations plus standard study and media room
- Interconnected smoke detectors & carbon monoxide detector
- **Sherwin Williams** low VOC interior paint
- Two tone interior paint
- 42" direct vent fireplace with stone surround
- Crown moulding at single story entry, dining, kitchen, breakfast and master bedroom (excludes sloped ceilings)
- Wood shelves
- Stained oak handrail w/wrought iron balusters at stairs per plan
- 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 and knobs
- **Moen** decorator Camerist stainless steel 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
- 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
- **Moen** designer Brantford or Eva brushed nickel 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) with glass shelves at master bath & secondary baths (per plan) Not located on exterior walls

LANDSCAPING FEATURES

- Full landscape package with water saving Bermuda sod, with approximately 50/50 split mulch to sod, 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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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.