

ImagineHomes

Stillwater Ranch

High Performance Green Vision Series Standard Features

HIGH PERFORMANCE GREEN HOME

- EPA Energy Star rated home
- Build San Antonio Green certified home
- U.S. Department of Energy Builder's Challenge certification
- Spray foam insulation with sealed, semi-conditioned attic system
- Dow R-3 Foam Sheathing
- Energy-efficient Carrier 15.00 SEER, air conditioning system duct blaster tested to maximum 3.5% leakage
- Programmable thermostat, high efficiency MERV 10 filter & return air registers in each bedroom
- Pre-plumb water softener
- Continuous hot water with Rinnai energy-efficient, tankless, gas water heater
- Performance tested blower door test to maximum .25 cfm50 air infiltration rate
- Silver Line by Andersen vinyl frame windows with double-pane 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, elongated 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 30 year limited warranty
- Acme brick four sides (per plan)
- 16" on center framing with finger-jointed wall studs for straighter walls
- Wayne Dalton insulated, raised panel garage door with opener
- Wood Tone Real Trim fascia & trim with fiber-cement soffit
- Engineered Boise Cascade floor system with 3/4" OSB tongue & groove sub flooring
- Security system with motion detector
- Garage door opener w/2 remotes
- Drapery blocking
- Cast stone address block

LANDSCAPING & SITEWORK

- Full landscape package with water saving Bermuda sod, 2 hardwood trees & native plants
- 6' cedar and spruce privacy fence at backyard with 3' gate and stain
- Covered porch at backyard per plan

INTERIOR FEATURES

- Environmentally responsible CRI Green label carpet
- Ceramic tile floors at kitchen, breakfast, utility and all baths
- 9' ceilings 1st floor & 8' ceilings 2nd floor
- 2" faux wood blinds
- Thomas Lighting fixtures in satin nickel finish throughout the home with compact fluorescent light bulbs (CFL)
- Ceiling fan at family room & blocking for fans at all bedrooms
- Orange peel texture on all walls and ceilings with rounded corners on 1st floor
- Sherwin Williams Low VOC interior paint
- 5-1/4" decorative baseboards & 2-1/2" Colonial door trim
- 6'8" wood & glass front door with transom window above
- Masonite Cheyenne raised panel interior doors
- Kwikset satin nickel door knobs
- 2 cable TV outlets & 2 Category 5 telephone outlets

DESIGNER KITCHEN FEATURES

- Granite countertops with stainless steel undermount sink and tile back splash
- Whirlpool Energy Star stainless steel appliance package: glass top range, microwave (vented to exterior) & dishwasher
- Moen kitchen sink faucet with water saving 1.5 gpm aerator
- Recessed lighting
- Deep undermount, stainless steel sink with 1/3 hp disposal
- Aristokraft Cabinets 42" raised panel cabinets with crown mould

DESIGNER BATH FEATURES

- Granite tops with undermount white sinks
- Dual vanities at master bath
- Elongated Caroma dual flush toilets
- Oversized tub and custom walk-in tile shower in master bath
- Tile surround at tubs in secondary baths
- Moen Brantford plumbing fixtures
- Pedestal sink at powder bath (per plan)
- Water saving 1.5 gpm aerators at vanities
- Wood medicine cabinet at master bath

COMMUNITY AMENITIES

- Recreation Center with Exercise Equipment, Pool and Sports Court
- Walking Trails
- Community Lake
- Open Green Spaces

Stillwater Ranch
210-807-3590

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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. 9-23-11

