

ImagineHomes

Carlson Park



High Performance Green Included Features

COMMUNITY AMENITIES

- Close to Sea World
- Near Hyatt Hill Country Resort
- Northside ISD

ENERGY SAVING/ENVIRONMENTAL FEATURES

- Imagine Homes is *nationally recognized* for high-performance energy-efficient and environmentally-friendly building practices
- Certified EPA ENERGY STAR Version 3.1 rated Homes
- Each Imagine Home is *individually performance tested* for energy efficiency by a third party
- **Dow** Outperformance System products for advanced air, moisture, and thermal protection
- **Dow** R-3, 1/2" continuous foam sheathing at all exterior walls minimizes unwanted air movement through the wall cavity and contributes to higher energy efficiency
- Hot water with **Rheem** energy-efficient, tanked electric water heater
- Vinyl frame windows with double-pane Low E-366 glass to *reduce solar heat gain* (keeps your home cool in the summer and warm in the winter and also protects against fabric fading)
- Exterior door weather stripping to reduce air infiltration
- Pre-plumb for water softener
- **PEX** Plumbing System
- EPA WaterSense dual flush toilets
- Energy-efficient **Trane** A/C featuring R-410A, a non-freon coolant (doesn't harm the ozone layer), ARI matched air conditioning system with heat pump. 16 SEER HVAC 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 "media" filters
- Smart thermostat designed for energy savings and maximum comfort - linked to Smart Home System
- **Spray foam insulation with sealed, semi-conditioned attic system**
- Exhaust fans vented to the outside in kitchen, baths and utility rooms
- Energy saving LED light bulbs with all light fixtures (excludes interior garage light and candelabras)
- Water saving Tiff Bermuda sod w/rain sensor irrigation

CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Featuring stucco with stone accents (per plan)
- Wall framing 16" *on center* with stick built framing
- Fiber cement soffit
- Fiber cement fascia and trim
- Standing seam galvalume metal roof
- 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
- 8' wood 6-lite glass front door w/factory finish
- **Kwikset** deadbolt lock on all exterior doors.
- **Kwikset** Dakota Handleset at front door.
- Security system w/ motion detector (part of Smart Home System)
- **Wayne Dalton** 5120 raised panel, insulated garage door
- Garage door opener with 2 remotes
- 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
- 30 Day & 11 Month post closing meeting with customer service representative for continued peace of mind

MORE INCLUDED FEATURES ON BACK...

INTERIOR FEATURES

- 9' plate 1st floor and second floor per plan
- Orange peel texture on all walls and ceilings with rounded corners (not including windows)
- 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, family, utility and all baths
- **Progress Lighting** fixtures in satin nickel throughout the home with LED light bulbs (excludes interior garage light and candelabras)
- Ceiling fan at family room and master bedroom with light kit
- Block and wire for fans at all bedrooms.
- 2" fauxwood blinds - smooth white
- Category 5 telephone outlet - 3 locations
- RG6 cable TV outlets - 3 locations
- Interconnected smoke detectors & carbon monoxide detectors
- Decora switches
- **Kwikset** Polo satin nickel door hardware
- 6'8" 5 panel hollow core interior doors
- 2-1/4" 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 - walls & ceilings one color; trim & interior doors one color
- Ventilated shelving

KITCHEN FEATURES

- **Whirlpool** 30" electric double oven convection range with microwave in stainless steel finish
- **Whirlpool ENERGY STAR** dishwasher in stainless steel finish
- Ceramic tile flooring
- 42" Maple - Quincy door "Shaker" style - cabinets with adjustable shelving and crown mould (Cabinet Creations)
- **Delta** Linden single-handle pull out arctic stainless faucet (4353)
- Granite countertops with stainless steel 9" deep undermount 50/50 sink and tile backsplash
- Heavy-duty 1/2 hp **InSinkerator** garbage disposal
- Recessed lighting per plan
- Water supply line for ice-maker refrigerator

BATH FEATURES

- Mudset tile shower in master bath
- Granite tops with 4" splash and undermount oval white sinks
- Dual vanities at master bath
- **Delta** Woodhurst chrome washerless faucets
- **Sterling Vikrell** tub-shower combination with ceramic tile surround at secondary baths
- **Pressure-balanced** tub and shower valves for temperature control
- Full width mirrors with cosmetic lighting above vanities
- EPA WaterSense elongated dual flush toilets
- Decorative *pedestal sink* in Powder Room with 24"x36" rectangular framed mirror (per plan)
- Wood medicine cabinet at master bath & secondary baths (per plan) Not located on exterior walls

LANDSCAPING FEATURES

- Full landscape package with water saving Bermuda sod, with mulch at planted shrub areas
- 6' cedar privacy fence with 3' wide gate and cap at street facing side
- Covered patio per plan
- Water efficient sprinkler system with drip irrigation at beds and rain sensor



Carlson Park
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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.

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