



## Cielos



### High Performance Green Included Features

#### COMMUNITY AMENITIES

- Recreation centers and 24/7 gym access
- Gated entrance w/security camera monitoring & access
- Master Planned Community
- Adjacent to TPC Golf Courses & JW Marriott Resort
- 3.5 miles plus of hiking/biking trails

#### 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" foam sheathing at all exterior walls minimizes unwanted air movement through the wall cavity and contributes to higher energy efficiency
- **Spray foam insulation with sealed, semi-conditioned attic system**
- Continuous hot water with Rheem 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 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) w/tilt-in sashes for easy cleaning (white)
- Exterior door weather stripping to reduce air infiltration
- Pre-plumb for water softener
- **PEX** Plumbing System
- Energy-efficient **Trane** 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. 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 filters
- Smart thermostat designed for energy savings and maximum comfort - linked to Smart Home System
- EPA WaterSense dual flush toilets
- 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 Zoysia landscaping w/rain sensor irrigation

#### CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Featuring **Acme** brick, stone & stucco on four sides - per plan elevation
- 2"x4" exterior walls 16" on center stick built framing
- Paint grade tongue & groove porch soffit
- Fiber cement fascia and trim
- Standing seam 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)
- 3-car garage, walls and ceiling *sheetrocked, taped, textured, trimmed and painted* w/fluorescent tube lighting - per plan
- Divided light windows on front of home
- 8' wood and 6-lite glass front door w/factory finish
- **Kwikset** deadbolt lock on all exterior doors.
- Security system w/motion detector (part of Smart Home System)
- **Wayne Dalton** raised panel, insulated garage door
- Garage door opener with 2 remotes for each door
- Decorator exterior lighting front & rear
- Three 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

- 10' or higher ceilings 1st floor and 9' ceilings 2nd floor - per plan
- 42" direct vent fireplace with stone surround, gas log kit and sealed glass enclosure. Wood mantle with corbels.
- Stained oak handrail w/wrought iron balusters at stairs per plan
- Light orange peel texture on all walls and ceilings with square corners
- 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, dining, 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, all bedrooms, gameroom & study (per plan) (Gaze fan)
- Ceiling fan at covered patio (Vast fan)
- Category 5 telephone outlet - 3 locations
- RG6 cable TV outlets - 3 locations
- Interconnected smoke detectors & carbon monoxide detector
- Decora switches
- **Kwikset** Tustin satin nickel door levers & Dakota front door handle set
- 8' first floor 5 panel raised hollow core interior doors, 6'8" at second floor
- 2-1/4" colonial door trim
- 5-1/4" decorative baseboards
- 4-1/4" crown moulding at single story entry, dining, kitchen, breakfast and master bedroom (excludes sloped ceilings)
- **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
- Painted wood shelves in closets
- Mud room w/built-in bench & storage - per plan
- Utility room cabinets - per plan

## KITCHEN FEATURES

- **Whirlpool** 36" gas cooktop with venthood (vented to exterior) in stainless steel finish
- **Whirlpool ENERGY STAR** built-in double ovens and microwave in stainless steel finish
- **Whirlpool ENERGY STAR** dishwasher in stainless steel finish
- Ceramic tile flooring
- 42" beech raised panel, castled cabinets with adjustable shelving, crown mould, knobs, full extension drawers, dovetail construction and hidden hinges
- Deep cabinet over refrigerator - per plan
- Refrigerator enclosure - per plan
- **Delta** Linden single-handle pull out arctic stainless faucet
- Granite countertops with stainless steel 9" deep undermount sink and tile backsplash
- Heavy-duty 1/2 hp **InSinkerator** garbage disposal
- Recessed lighting
- Water supply line for ice-maker refrigerator
- Butlers pantry per plan
- 2 pendant lights at island (per plan)

## BATH FEATURES

- Free standing acrylic luxury bathtub with deck mounted faucet at master bath
- Custom oversized walk-in tile shower in master bath
- **Pressure-balanced** tub and shower valves for temperature control
- **Delta** designer Woodhurst brilliance stainless washerless faucets
- **Sterling Vikrell** tub-shower combination with ceramic tile surround at secondary baths
- Raised vanity at all baths
- Full mirrors with cosmetic lighting above vanities
- Granite tops with undermount white sinks
- Dual vanities at master bath with framed mirrors
- EPA WaterSense elongated dual flush toilets
- Base cabinet in Powder Room (per plan) with framed mirror
- Wood medicine cabinet(s) at master bath & secondary baths (per plan) Not located on exterior walls

## LANDSCAPING FEATURES

- Full landscape package with water saving Zoysia sod and mulch per Cibolo Canyons specifications, 2 hardwood trees & native plants. 6' wrought iron fencing with gate
- Covered patio at backyard per plan
- Water efficient sprinkler system with drip irrigation and rain sensor
- Salt finish flatwork

## DESIGN CONSULTATION

- Consultation with *professional designer* during 3 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



**Cielos**  
**210-807-3560**



[www.ImagineHomesSA.com](http://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.

6.25.20