

ImagineHomes

Tobin Hill



High Performance Green Included Features

COMMUNITY AMENITIES

- Artpace
- Camden Street Bridge
- Brackenridge Park Golf Course
- The Planetarium
- Convenient to Brackenridge Park, San Antonio Botanical Gardens, Pearl, Ft. Sam and downtown.
- San Antonio Museum of Art

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
- **Huber** Zip sheathing at all exterior walls minimizes unwanted air movement through the wall cavity and contributes to higher energy efficiency
- Continuous hot water with **Rheem** energy-efficient, tankless, gas water heater 7.5GPM
- **PlyGem** Mira double hung aluminum clad wood windows with 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) (cottage red)
- Exterior door weather stripping to reduce air infiltration
- Pre-plumb for water softener
- **PEX** Plumbing System
- **Spray foam insulation with sealed, semi-conditioned attic system**
- Energy-efficient **Trane** A/C featuring R-410A, a non-freon coolant (doesn't harm the ozone layer), ARI matched heat pump air conditioning system. 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 with native landscape plants

CONSTRUCTION FEATURES

- Professional engineered foundation designed for each home site
- Hardie Artisan trim and siding
- Wall framing 16" *on center* with stick built framing
- Fiber cement soffit
- Fiber cement fascia and trim
- **Galvalume** standing seam metal roof
- Engineered **Boise Cascade** floor system with 3/4" OSB tongue & groove sub flooring glued & screwed down
- 8' wood - Mahogany Craftsman door w/Dentil Shelf
- Painted tongue and groove porch ceilings
- **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
- Decorator exterior lighting front & rear
- Two outdoor hose bibs
- 2-car garage, walls and ceiling *sheetrocked, taped, textured, trimmed and painted* w/fluorescent tube lighting
- 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' ceilings
- 8' 5 panel shaker solid core interior doors
- 1x6 clear white pine base boards
- 1x4 clear white pine casing
- Hand trowel texture on all walls and ceilings with square corners
- Hand-laid ceramic tile floors at upstairs baths and utility
- Engineered wood flooring
- Stained oak stair treads w/painted risers
- Light fixtures in oil rubbed bronze throughout the home with LED light bulbs (excludes interior garage light and candelabras)
- Interconnected smoke detectors & carbon monoxide detector
- Decora switches
- **Kwikset** Pismo black door knob
- 8' 5 panel shaker **solid core** interior doors
- Clear white pine cased windows
- Category 5 telephone outlet - 5 locations
- RG6 cable TV outlets - 5 locations
- **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
- Wood shelving & closet rods at closets

KITCHEN FEATURES

- **Whirlpool** 30" gas range w/double ovens in stainless steel finish
- **Whirlpool ENERGY STAR** venthood microwave (vented to exterior) over range in stainless steel finish
- **Whirlpool ENERGY STAR** dishwasher in stainless steel finish
- **Shaw** engineered wood flooring
- 42" painted, castled cabinets with full extension drawers, top mould and knobs
- **Delta** Essa single-handle pull out chrome faucet
- Granite countertops with Blanco Precis Super Single undermount sink and tile backsplash
- Heavy-duty 1/2 hp **InSinkerator** garbage disposal
- Recessed lighting
- Water supply line for ice-maker refrigerator

BATH FEATURES

- Custom walk-in tile shower in master bath(s) per plan
- **Pressure-balanced** shower valves for temperature control
- **Delta** designer Ashlyn single handle chrome washerless faucets
- **Sterling Vikrell** tub-shower combination with ceramic tile surround at secondary baths per plan configuration
- Framed mirrors with cosmetic lighting above vanities
- Granite tops with undermount white oval sinks
- EPA WaterSense elongated dual flush toilets
- Base cabinet in Powder Room with framed mirror
- Frameless shower door

LANDSCAPING FEATURES

- Full landscape package with water saving Zoysia sod, mulch, 2 hardwood trees & native plants
- Full gutters
- 3' metal decorative fencing
- Water efficient whole yard soaker system with rain sensor

DESIGN CONSULTATION

- Consultation with *professional designer* during 2 appointments to select the following (may not include homes in available inventory):

Ceramic tile and wood
Lighting package
Brick (per plan)
Exterior color
Exterior trim color

Interior color
Cabinet paint or stain color
Kitchen countertop color
Bath countertop color
Design upgrade features



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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.

6.25.20