



Imperial Oaks

The Gardens

From the \$140's

31822 Oak Thicket Ct.

Spring, TX 77386

Phone: (832)813-0985

Fax: (832)813-0976

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm

Driving Directions

From I-45 North:

Right on Rayford Road,
Left on Imperial Oaks Blvd.,
Right on Northridge Forest Dr.,
Left on Aldine Westfield Rd.,
Right on Oak Park Lane
Right on Imperial Grove Ln.,
Right on Oak Thicket Ct.

Tax Information

Estimated Tax Rate: \$3.10 per \$100 of appraised valuation

Home Owners Association

Imperial Oaks Homeowner's Association
Estimated HOA Dues: \$435 per year

Schools

Conroe ISD

- George C. Kaufman III Elementary (Elementary School)
- Vogel Intermediate School (5-6) (Intermediate School)
- York Junior High School (7-8) (Junior High School)
- Oak Ridge High School (9-12) (High School)



Community Details

With an entrance that features a scenic lake and park The Gardens at Imperial Oaks offers one of the greatest values in Imperial Oaks.

Amenities

- A 1,400-acre family-oriented master-planned community located in North Houston (25 miles from downtown Houston) off Rayford Rd. and I-45
- Easy access to I-45, Sam Houston Tollway, Hardy Tollway and George Bush Intercontinental Airport
- Signature Kroger grocery store with retail space and fuel center located at the Northeast corner of Rayford Rd. and Imperial Oaks Blvd.
- Close proximity to shopping (Woodlands Mall), grocery stores and restaurants
- Minutes from North Harris Montgomery College and University Center, The Woodlands, Six Flags Splashtown and Old Town Spring
- 50 acres of nature preserve, over 100 acres of recreational amenities and walking and jogging trails throughout community
- Large resort-style pool with children's water spray park and Jr. Olympic-sized swimming pool (Home of the Imperial Oaks' Seals Swim Team)
- Clubhouse and Community Hall for resident gatherings and special events
- Covered pavilion, basketball courts, tennis courts, volleyball courts, children's playground, soccer fields and t-ball fields
- Primrose School of Imperial Oaks just minutes away
- George C. Kaufman III Elementary School located in the community
- Conroe ISD

Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
2642 Imperial Crossing Dr 4827 D / Kendelton II	1950	1.0	3	D	2/0	2.0	\$193,692	Ready Now!
31822 Oak Thicket Ct 5935 B / Corsicana II	2945	1.5	3	D	2/1	2.0	\$269,287	Ready Now!
31882 Forest Park Tr 4781 B / Putnam II	1596	1.0	3	D	2/0	2.0	\$171,036	0

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Plantation Homes, All Rights Reserved. 5/23/2012

5345 / Warrenton XIX	1832	1.0	4	D	2/0	2.0	\$150,990
5347 / Chancery VIII	1759	1.0	4	D	2/0	2.0	\$150,990
4817 / Kendelton	1845	1.0	4	D	2/0	2.0	\$152,990
5386 / Dennison	1986	1.0	4	D	2/0	2.0	\$157,990
5356 / Stuart V	2112	1.0	4	D	2/0	2.0	\$161,990
5383 / Corsicana	2243	1.0	4	D	2/0	2.0	\$164,990
4831 / Templeton V	2208	2.0	4	D	2/1	2.0	\$165,990
4830 / Huntington V	2332	2.0	4	D	2/1	2.0	\$171,990
5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$173,990
5363 / Liam V	2468	2.0	4	D	3/1	2.0	\$177,990



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Features - Standard Features

Interior Features

- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Raised panel interior doors
- Wood grain textured interior doors
- Dramatic entries with choice of vinyl flooring
- Nine-foot ceiling heights in many areas adds spaciousness
- Satin nickel door hardware
- Custom designer lighting package
- Two-tone interior paint
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves (per plan)
- Optional fireplace with decorative mantel and gas log lighter
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center

Kitchens

- Superior quality appliance package includes gas continuous clean range and dishwasher
- Vent hood with multiple speeds vented outside the home
- Custom quality oak accented cabinetry with adjustable shelves on upper cabinets maximizes use of space
- Choice of decorator laminate countertops, in a variety of colors, with full rolled backsplash
- Island work centers on many plans
- Moen® chrome faucet with vegetable sprayer
- A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality
- Durable 8" deep stainless steel sink with garbage disposal
- A convenient spice rack in the pantry adds function and storage
- Choice of vinyl flooring in kitchen, breakfast nook and utility room

Baths

- Optional shower with glass door

- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Optional dual sink in master bath
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Spinell white cabinets in bathrooms
- Magazine rack in master bath
- Choice of vinyl flooring in wet areas
- Cultured marble bath surround in hall bath(s)
- Cultured marble master bath surrounds
- Porcelain pedestal sink in powder room (per plan)
- Walk-in closets (in designated areas)
- A/C vent(s) in master walk-in closet(s)

Construction

- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve.
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Engineered, certified and individually inspected foundations
- On site custom framing
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Plywood tongue and groove subfloor on two story plans; nailed, glued and screwed
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- All bedrooms and game room blocked for ceiling fans
- Master bedroom, game room and family room blocked and wired for ceiling fan
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Prewired for phone in kitchen, master bedroom and game room (if applicable)
- Prewired for cable TV in family room, master bedroom and game room (if

applicable)

- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG-6 digital ready coaxial cable quad shield for satellite dish and high speed internet access
- Fully installed alarm system with optional monitoring for peace of mind

Exterior Features

- Choice of award winning exterior elevations including optional front porches
- Kiln fired brick (in designated areas)
- Choice of exterior trim color(s) from color palette
- Custom cast stone address plaque (per plan)
- Energy efficient insulated metal front door
- Thermo-insulated security rear door with half light and dead bolt
- Steel overhead garage door(s)
- Prewired for garage door openers
- Fully sodded front yard
- Two trees in front yard
- Six-foot wood fenced back yard for privacy
- Superior 25 year architectural grade shingles
- Seamless aluminum gutters in front (in designated areas)
- Picture framed entry walk, public walk, driveway and patio
- Oversized homesites available
- Concrete back patio allows for an outdoor dining area

Comfort & Energy Saving Features

- 95% Efficient furnaces with variable speed motors that help with humidity control
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Homes built to meet stringent Environments for Living™ Platinum Level criteria which exceeds Energy Star® program requirements
- Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage



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- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- Insulated weather-resistant sheathing helps reduce energy costs
- R-38 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- Energy saving gas heating system with electronic ignitor (no pilot)
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Zoned A/C system in two story and large one story plans
- Additional A/C return in master bedroom for better comfort
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filter(s)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Continuous soffit vents, ridge vent and/or air hawk ventilation system
- Standard connections for both gas and electric clothes dryer
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Superior quality reversible ceiling fan with light kit in family room
- 16 SEER high efficiency air conditioning system(s)
- High efficiency energy saving gas water heater(s)
- R-15 insulation in exterior air conditioned walls



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