



Imperial Oaks

The Meadows at Imperial Oaks

From the \$140's

Conroe, TX 77385

Phone: (713)898-9722

Fax: (281)646-0312

Sales office hours:

Model Closed - Special Incentives on Remaining Homesites - Call for Details



Cyndi Kornegay



Lynn Fudge

Driving Directions

MODEL IS CLOSED.

PLEASE CALL FOR MORE INFORMATION:

From I-45 North:

Right on Rayford Rd.,
Left on Imperial Oaks Blvd.,
Right on Northridge Forest Drive,
Right on Imperial View Lane,
Right on Spring Lake Park Ln.

Tax Information

Estimated Tax Rate: \$3.49 per \$100 of appraised valuation

Home Owners Association

The Meadows at Imperial Oaks
Homeowner Association
Estimated HOA Dues: \$500 per year

Schools

Conroe ISD

- Birnam Woods Elementary School (Elementary School)
- Tom Cox Intermediate School (Middle School)
- York Junior High School (Junior High)



Community Details

The Meadows at Imperial Oaks is a naturally wooded community nestled in the master-planned community of Imperial Oaks. Just minutes from The Woodlands, Imperial Oaks is the ideal setting to sink deep roots and see your family grow. All the elements are right for your life to blossom here - pools and playgrounds, shopping and family fun, easy access to the roads that take you to work or the airport or nearby medical facilities, and the Conroe ISD is an excellent place for young minds to grow. Discover this family oriented treasure for yourself and pick your new Plantation Home today.

Amenities

- A 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
- Shopping and entertainment choices include The Woodlands Mall, Market Street, The Woodlands Waterway and The Woodlands Town Center
- Signature Kroger grocery store located at the Northeast corner of Rayford Rd. and Imperial Oaks Blvd.
- Minutes from North Harris Montgomery College and University Center, The Woodlands, Six Flags Splashtown and Old Town Spring
- Proposed recreation center with swimming pool and spray ground
- Proposed amenity lake with fountain
- Proposed playground located in the community
- Primrose School of Imperial Oaks and Kids r' Kids just minutes away
- 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!
3042 Ivory Forest Ln 5349 E / Delfina II	2437	2.0	4	D	2/1	2.0	\$188,010	3

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4787 / Helmsley	1311	1.0	3	D	2/0	2.0	\$145,990
4786 / Putnam III	1421	1.0	3	D	2/0	2.0	\$150,990



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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. 5/17/2012

School)

- Oak Ridge High School (High School)

4792 / Bassett	1581	1.0	4	D	2/0	2.0	\$153,990
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$157,990
4817 / Kendelton	1845	1.0	4	D	2/0	2.0	\$166,990
4829 / Kendelton III	2017	1.0	4	D	2/0	2.0	\$169,990
4830 / Huntington V	2332	2.0	4	D	2/1	2.0	\$183,990
4831 / Templeton V	2208	2.0	4	D	2/1	2.0	\$183,990



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Features - Standard Features

Ideal Kitchens

- Moen® stainless steel faucet with pullout vegetable sprayer
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- A convenient spice rack in the pantry adds function and storage
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- Decorative pendant light fixtures above the kitchen island add beauty to function (Per Plan)
- 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
- Island work centers on many plans
- Exterior vented microwave oven
- GE® stainless steel appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher

Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- Choice of plush carpet with a quality pad
- Elegant crown moulding in selected areas lends a classic look to the interior
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color in a variety of choices
- Custom designer lighting package
- Venetian bronze door hardware

- Arched, raised panel interior doors
- Convenient indoor laundry area with custom shelves and rod

Luxurious Baths

- Separate glass-enclosed shower with tile surrounds (some plans)
- Bronze-trimmed shower surround
- Elongated commode in all baths
- Moen® oil rubbed bronze plumbing fixtures in master bath and powder room for a timeless look
- Cultured marble vanity tops with integral sinks in secondary baths
- His & Hers vanities in master bath
- Luxurious garden tub in master bath for ultimate relaxation
- Porcelain pedestal sink in powder room (per plan)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile in powder room
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Framed mirror in powder bath for a designer touch
- Master bath includes cultured marble countertops with a simulated granite finish in a variety of colors
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet

Classic Exteriors

- Two trees in front yard
- Elegant stained mahogany front door
- Brick on three sides (designated areas)
- Brick paved front porches (per plan)
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations including optional front porches
- Garage door openers with two transmitters
- Amazing James Hardie® masonry siding,

soffit and fascia. Termite and flame resistant.

- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy

Comfort & Energy Saving Features

- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 16 SEER high efficiency air conditioning system(s)
- 95% efficient furnaces with variable speed motors that help with humidity control
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Additional A/C return in master bedroom for better comfort
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Soffit vents, ridge vent and/or air hawk ventilation system
- 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 filters
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- R-22 insulation in non-flat ceiling areas
- R-38 insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Superior quality reversible ceiling fan with light kit in family room, master bedroom



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- and game room
- Air tight polysealant around windows and doors
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- Standard connections for both gas and electric clothes dryer
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- Master bath pre-wired for a glass break detector
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen and master bedroom
- 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
- Home office connection (two phone lines and one coaxial) in study simplifies home networking abilities
- Prewired for phone and TV combination in game room
- Prewired for cable TV in kitchen, family room and all bedrooms
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination

- On site custom framing
- Optional bonus spaces available on many plans
- Our homes are engineered, inspected and certified to meet the minimum wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast
- Personal interview with a Professional Decorator Consultant at the Design Center
- 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
- 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



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