



Imperial Oaks

Imperial Lakes 75' & 80'

From the \$300's

2303 Spring Lake Park Lane
Spring, TX 77386

Phone: (281)296-0452

Fax: (281)362-0866

Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Cyndi Kornegay

Driving Directions

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: \$3.10 per \$100 of appraised valuation

Home Owners Association

Imperial Oaks Homeowner's Association

Estimated HOA Dues: \$781 per year

Schools

Conroe ISD

- George C. Kaufman III Elementary School - Exemplar (Elementary School)
- Vogel Intermediate School (Intermediate School)
- York Junior High School (Junior High School)



Community Details

When you live in Imperial Oaks, you're surrounded by a relaxing, natural, wooded community where you can reconnect with yourself and your loved ones. The whole family can be on a nature-trail hike within minutes, or bike for miles on greenbelt trails that wind through the forests and meadows. The ultimate address in Imperial Oaks, The Lake, is a gated enclave of heavily wooded, oversized homesites. A large central lake, surrounded by greenbelts, adds to the character of the neighborhood. A limited number of direct waterfront homesites are available, along with choice greenbelt and cul-de-sac locations; pick your new Coventry Home today!

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
- Close proximity to shopping (Woodlands Mall), grocery stores including Signature Kroger grocery store at the Northeast corner of Rayford Rd. and Imperial Oaks Blvd. and various restaurants
- Minutes from North Harris Montgomery College and University Center, The Woodlands and Old Town Spring
- Gated section with lakefront and wooded homesites
- 50 acres of nature preserve and over 100 acres of recreational amenities including Walking and jogging trails throughout community
- Jr. Olympic-sized swimming pool (Home of the Imperial Oaks' Seals Swim Team) and a large resort-style pool with children's water spray park
- Residents have access to covered pavilion, basketball courts, tennis courts, volleyball courts, children's playground, soccer fields and t-ball fields
- 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
2315 Dogwood Branch Ln 7297 B / Design 7297	4992	2.0	6	D	5/1	3.0	\$449,109	Ready Now!



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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 Coventry Homes, All Rights Reserved. 2/4/2012

- Oak Ridge High School (High School) |



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Features - Standard Features

Ideal Kitchens

- Moen® faucet with vegetable sprayer
- Optional brick or stone cooking alcove (some plans)
- 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
- 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 designed cabinetry features raised panel doors and adjustable shelves on 42" arched, upper cabinets. Available in a choice of stain colors.
- Recessed can lighting (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
- GE® stainless steel appliance package for the gourmet chef in the family includes a gas cooktop (per plan), self-clean built-in oven, built-in microwave, dishwasher and vent hood
- Vent hood with multiple speeds vented outside the home

Dramatic Interiors

- Eight foot interior doors throughout home
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality 1/2 inch pad
- Elegant two-step crown moulding in selected areas lends a classic look to the interior
- Fluted and crowned custom wood casing on front entry door (per plan)
- Picture frame moulding and chair rail in the formal dining room lends an air of elegance
- Attractive, remote controlled direct vent fireplace with decorative mantel and gas logs
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with

- contrasting wall, ceiling and trim color
- Convenient laundry area with cabinet, shelf and rod
- Elegant stairways with oversized stained handrail, painted balusters and waterfall treads (per plan)
- Oversized baseboards throughout first floor
- Recessed can lighting (per plan)
- Venetian bronze light fixtures
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Custom quality oak or poplar stained vanity cabinets in the master bath
- 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 all baths for a timeless look
- Glass blocks in master bath window
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- Acrylic garden tub in master bath for ultimate relaxation
- Cultured marble pedestal sink in powder room creates a classic look (per plan)
- His & Hers Hi-Hi vanities in master bath (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- A/C vent(s) in master walk-in closet(s)
- Framed mirrors in master and powder bath create a designer touch
- Secondary baths include 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

- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

Classic Exteriors

- One tree in rear yard for added privacy
- Two trees in front yard
- Elegant 8' stained mahogany front door with leaded glass inserts
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Stone accented elevations (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- Superior 30 year architectural grade shingles
- Choice of award winning exterior elevations including optional front porches
- Garage door openers with two transmitters
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized, wooded homesites available
- Full sod and irrigation with automatic controller in front, rear, and side yards (per site specifics)
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Covered patio allows for an outdoor dining area (size per plan)
- Two-tone paint on front elevations
- Six-foot cedar and wrought iron fence for added privacy
- Venetian bronze door hardware

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- 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)



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- 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
- Dual or zoned A/C system (per plan)
- Energy saving gas heating system with electronic ignitor (no pilot)
- 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
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Energy Star rated ceiling fans
- Insulated weather-resistant sheathing helps reduce energy costs
- R-3 sheathing on exterior wall brick areas
- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier.
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- Standard connections for both gas and electric clothes dryer
- R-15 insulation in exterior air conditioned walls
- detector
- Prewired for cable TV in family room, all bedrooms, and game room (if applicable)
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen, family room, game room, study, all bedrooms and garage (per plan)
- Prewired for surround sound in the family room for easy home theater installation
- 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
- 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
- Fluorescent light in garage
- Two holiday lighting outlets at soffit with separate switch
- Engineered walls and roof system
- 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
- 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.
- 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

Extra Touches

- Plywood tongue and groove subfloor; nailed, glued and screwed
- Freezer plug in garage
- All bedrooms blocked and wired for ceiling fans
- Fully installed alarm system with optional monitoring for peace of mind
- Master bath pre-wired for a glass break



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