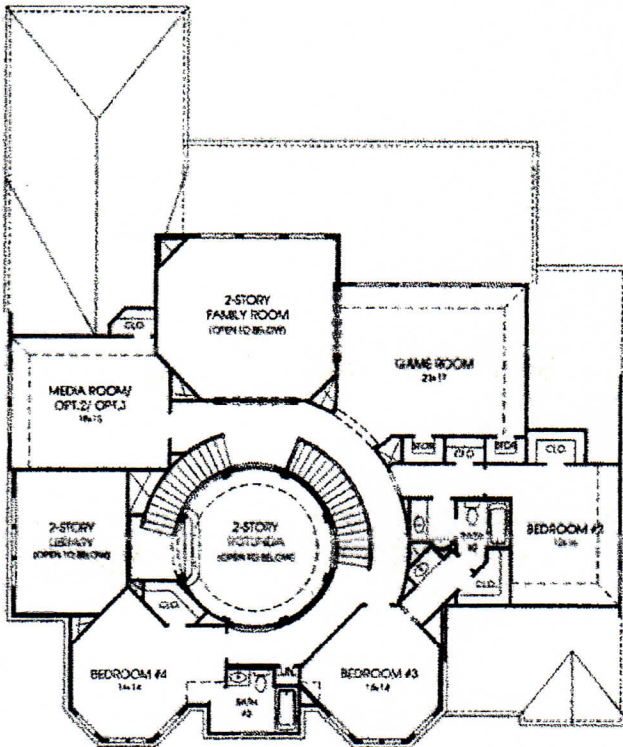
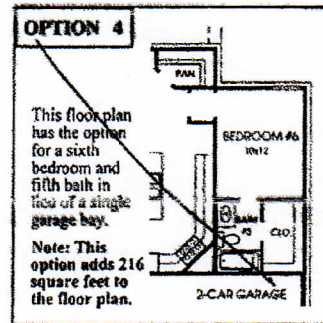
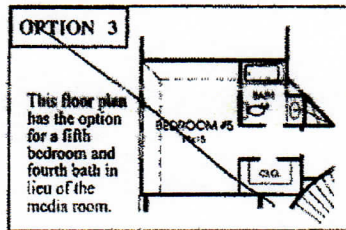
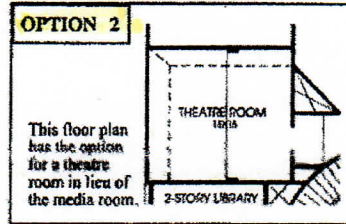
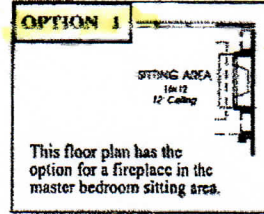
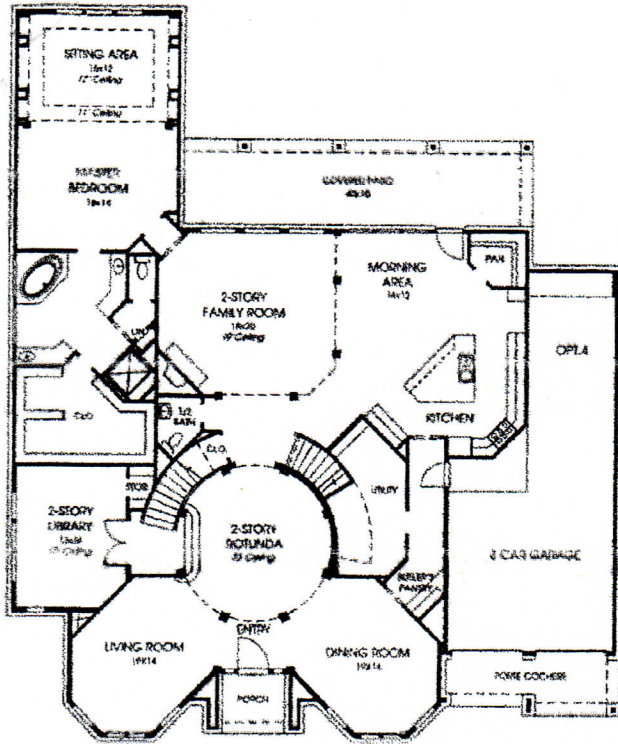


## Plan 5497W

This home contains approximately 5,497 square feet and includes four bedrooms and three and a half baths.

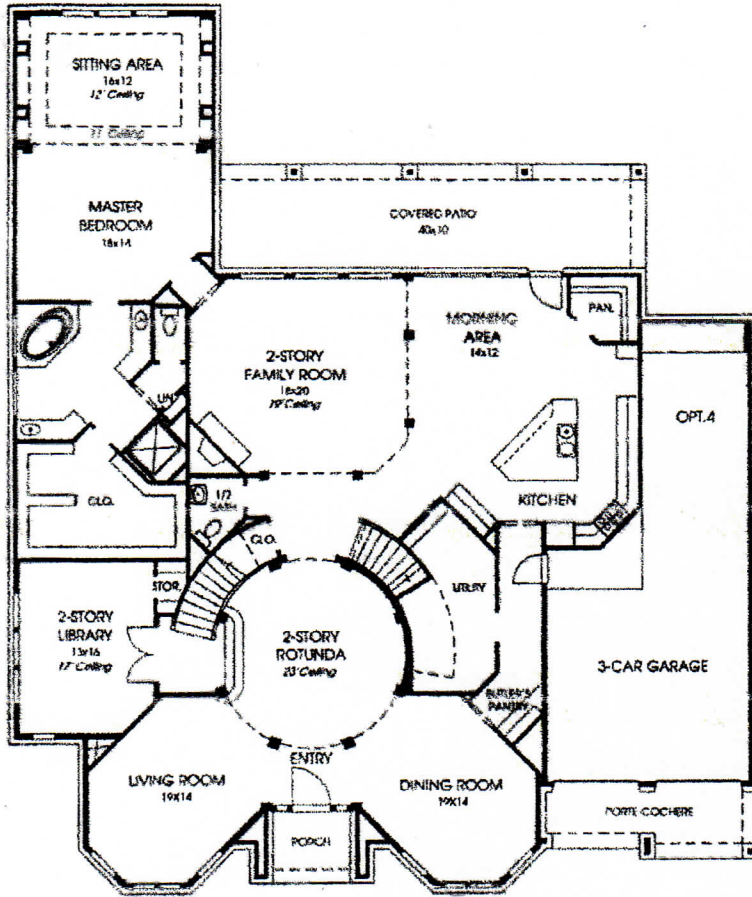


Note: The options shown on this brochure are available at an additional cost.

This floor plan has a 10-foot plate on the first floor.

## Plan 5497W

This home contains approximately 5,497 square feet and includes four bedrooms and three and a half baths.



**OPTION 1**

SITTING AREA  
16x12  
12' Ceiling

This floor plan has the option for a fireplace in the master bedroom sitting area.

**OPTION 2**

THEATRE ROOM  
18x15

2-STORY LIBRARY

This floor plan has the option for a theatre room in lieu of the media room.

**OPTION 3**

BEDROOM #5  
11x15

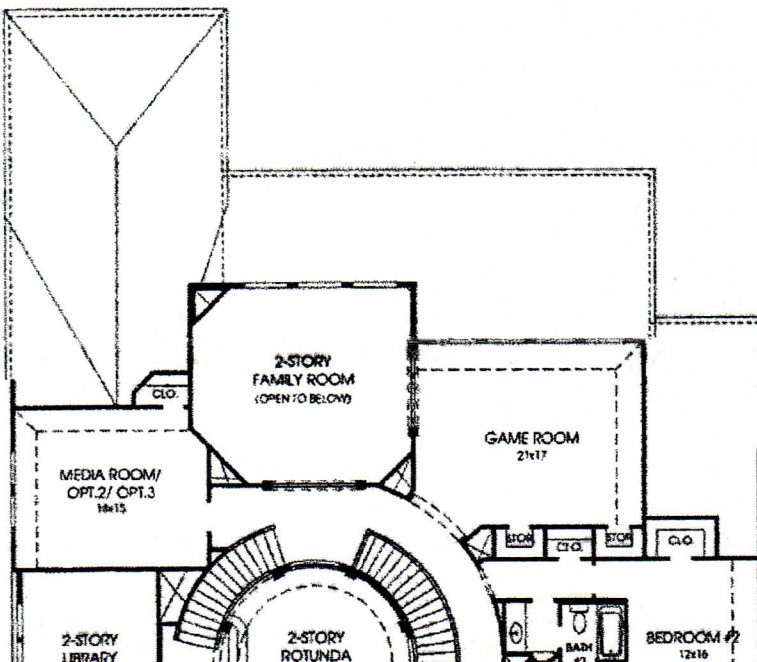
This floor plan has the option for a fifth bedroom and fourth bath in lieu of the media room.

**OPTION 4**

2-CAR GA

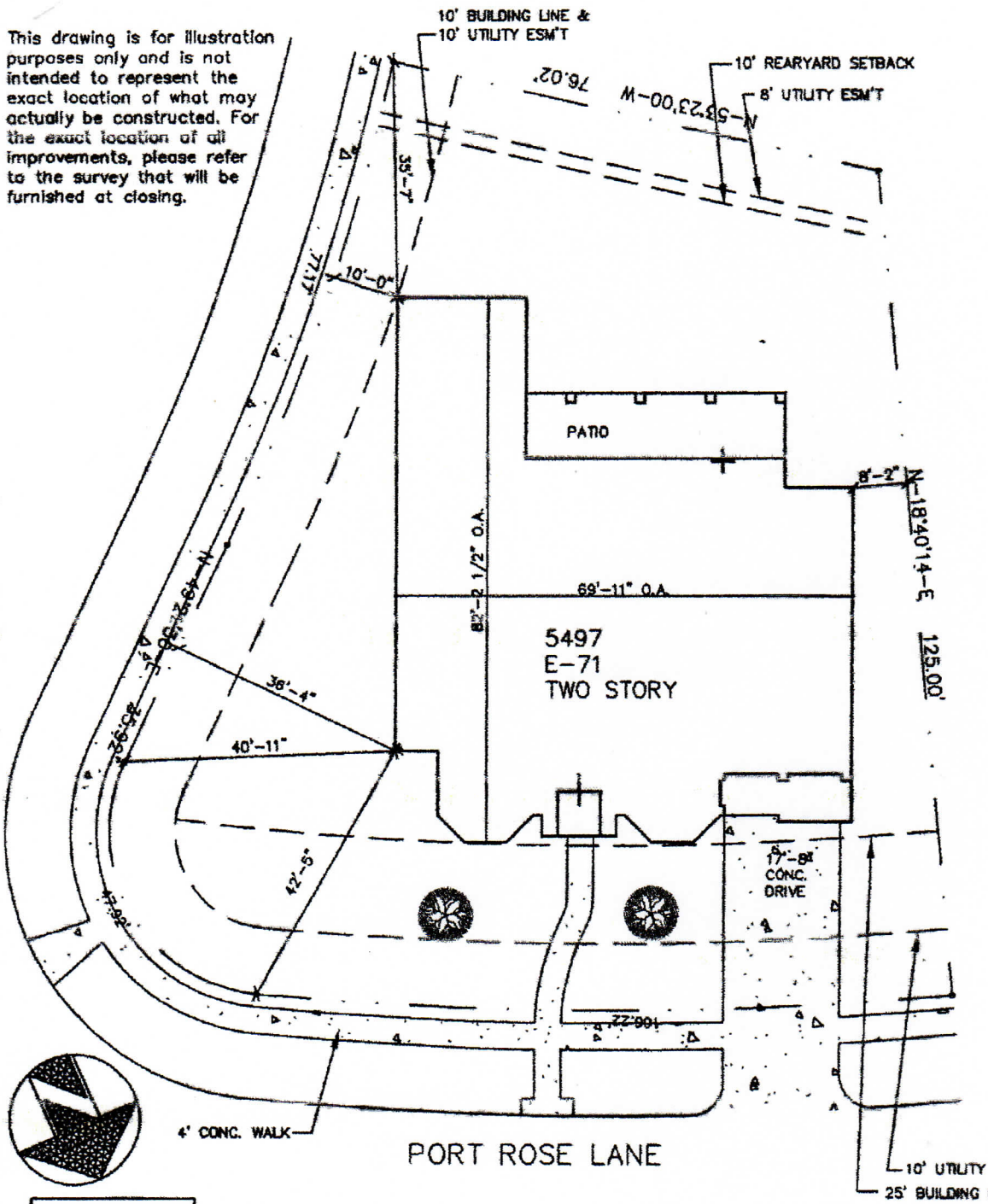
This floor plan has the option for a sixth bedroom and fifth bath in lieu of a single garage bay.

Note: This option adds 216 square feet to the floor plan.



Note: The options shown on the

This drawing is for illustration purposes only and is not intended to represent the exact location of what may actually be constructed. For the exact location of all improvements, please refer to the survey that will be furnished at closing.



P/D/S 2160 SF.  
B/W/ N/A L.E.

**PERRY HOMES DESIGN**

© 2017 - PERRY HOMES

Address: 2923 PORT ROSE LANE

Lot: 17 Block: 01

Subdivision: SE85-2/

WITH SURVEY MARKING

## Features Included in South Shore 85'

### Quality Construction

- Limited Builder Warranty: Two year Workmanship Warranty, Ten year Structural Warranty.
- Hardiplank exterior siding with a 50-year transferable manufacturer's warranty.
- Hardiplank trim and soffit for durability.
- Professionally engineered post-tension foundations.
- Exterior base plates anchored to foundation.
- Second story subflooring, 1 1/8" tongue and groove, glued and screw shank nailed for smoother floors.

### Exterior

- Brick front porch.
- 30-year warranty architectural shingles - nailed, not stapled.
- Front yard landscaping with mature shrubs, trees and grass.
- Back yard grass.
- Pre-wired for garage door opener.
- Beautiful mahogany front door with leaded glass inserts.
- Schlage exterior door hardware.
- Concrete patio (varies per plan).
- Partial rain gutters.
- Cedar three-rail fence in back yard.
- 100% brick on first floor.
- Full sprinkler system.

### Safety and Energy

- Homes built to **Energy Star** and GHBA Green Building Initiative specifications.
- Smoke and carbon monoxide detectors.
- TechShield® radiant barrier roof decking to reduce heat transfer into the attic (not on detached garages).
- Alarm system.
- R-13 batts insulation in walls and R-30 blown insulation in all flat ceilings.
- Dow sheathing with a 3.0 R-Value.
- Polyceal sealant around all windows, doors, pipes, wiring holes, and exterior base plates.
- Zoned heat and air systems (varies per plan).
- Commodes use 1.6 or less gallons for water conservation.
- Thermostatically-controlled power attic ventilator.
- Gas furnace, water heater, dryer connection, cooktop and log starter (varies per community).
- Reversible ceiling fans with variable speeds in family room, master bedroom, secondary bedrooms and game room (varies per plan).
- All exterior doors weather-stripped on-site.
- Programmable thermostat.
- High-efficiency 14.0 SEER Goodman air conditioners.
- Heating and air conditioning unit located in attic for low noise level and space efficiency.
- High-efficiency insulated low-E glass windows to cut ultraviolet radiation.

### Design Center

- Four (4) hours of complimentary design service to complete your selection process.

### Interior Design

- Standard structured wiring package (CAT 5 / RG6).
- Phone and cable provided in all secondary bedrooms.
- Pre-wired for surround sound in one (1) room: family room, game room or media room.
- Rocker light switches.
- 4 1/4" crown moulding in the family room, media room and game room (varies per plan).
- Enlarged crown moulding in entry, dining room, living room, master bedroom and library (varies per plan).
- One-half inch carpet pad.
- Extended ceramic entry (varies per plan).
- Wood burning fireplace with ceramic tile surround and gas starter (varies per plan).
- Raised ceiling heights (varies per plan).
- Raised six-panel interior doors.
- Powder room has Delta faucet, pedestal sink, octagonal mirror with beveled edges/and accent paint (varies per plan).
- Medicine cabinet in secondary baths.
- Separate utility room with overhead cabinet, clothes rod and shelf (varies per plan).
- Ceramic tile flooring in powder room, utility room and secondary bathrooms.
- Lever door handles.
- Enlarged stair parts with stain grade starter step (varies per plan).

### Kitchen

- 4 1/4" crown moulding in kitchen.
- Job-built 42-inch cabinets with recessed doors and decorative accents (varies per plan).
- GE Profile four burner gas cooktop with 30" self cleaning double oven with stainless steel finish.
- GE Profile built in microwave with stainless steel finish.
- GE Profile dishwasher with stainless steel finish.
- Ceramic tile flooring in kitchen/morning area.
- Undermount stainless steel sink with Delta faucet.
- Accent paint on walls in kitchen/morning area.
- Recessed can lighting.
- Granite countertops with upgrade ceramic tile backsplash including accent detail.
- Under cabinet lighting (varies per plan).

### Master Bath

- Enlarged crown moulding in master bath.
- Six-foot, six-jet whirlpool tub with cultured marble surround (some plans may have a five-foot corner tub).
- Separate glass-enclosed shower with ceramic tile surround and floor.
- Ceramic tile flooring in master bath and commode room.
- Accent paint on walls.
- Delta faucets.
- Delta Roman tub faucet on whirlpool tub.
- Granite countertops with undermount porcelain sinks.
- Built-in cosmetic vanity with knee space (varies per plan).
- Medicine cabinet in master bath.

