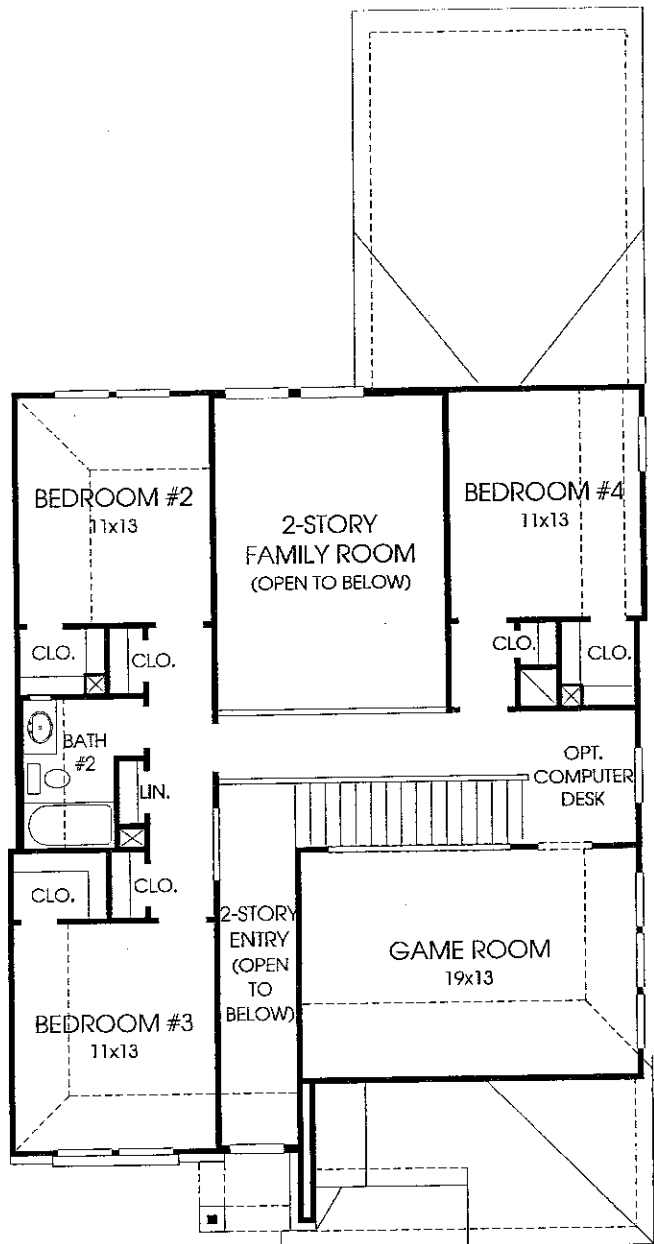
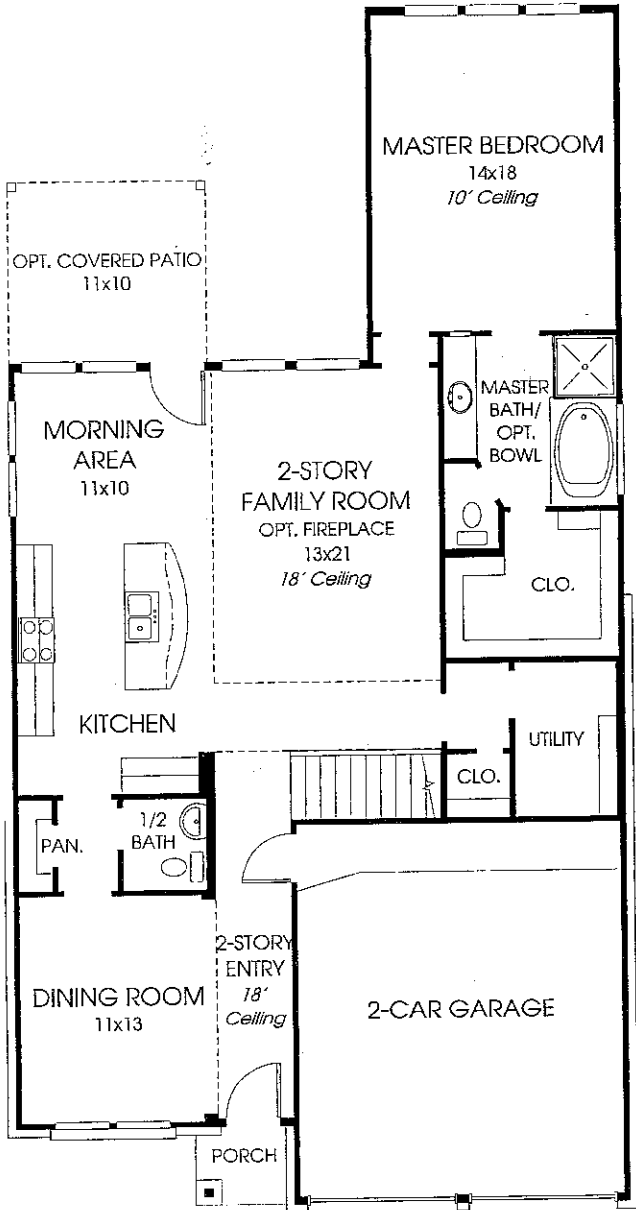


DESIGNS

Design 2497W

This home contains approximately 2,497 square feet and includes four bedrooms and two and a half baths.



Note: Any options listed on this brochure are available at an additional cost.

Not included: inside keyed deadbolt locks, refrigerators, furnishings, drapery, plants, decorator items and all other personal property being used in model homes. Builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality. Room dimensions indicate approximate inside area measurements.

11/02/2011 - Perry Homes
(45' CL)

PERRY HOMES



FEATURES

Features Included in Spring Trails, 45' Section

Quality Assurance

- Two year Workmanship Limited Warranty, Ten year Structural Limited Warranty.
- Professionally engineered post-tension foundations inspected at three stages of the foundation process.
- Engineered structural framing inspected and certified on every home.
- Third party quality inspections performed by Burgess Construction Consultants on each home prior to sheetrock and at final stage of construction.
- Third party Home Energy Raters conduct onsite testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details on every home.
- Inspections performed by an experienced construction staff at various stages of the construction process.
- All homes are engineered and inspected to meet the wind speed requirements of the International Residential Code.

Green Building and Energy Efficiency

- Homes built to meet or exceed the U.S. Department of Energy's Builders Challenge with a 30% improvement in energy efficiency over a typical new home built to code.
- TechShield® radiant barrier sheathing reduces radiant heat from radiating into the attic (not on detached garages).
- High-efficiency 16.0 SEER Carrier air conditioning system with environmentally-sound Puron® Refrigerant.
- ENERGY STAR® labeled GE dishwasher is more energy efficient than non-ENERGY STAR® models.
- Programmable thermostat.
- High-efficiency insulated low-E glass vinyl windows to reduce ultraviolet transmission.
- Energy saving compact fluorescent light bulbs (CFL) installed throughout the home.
- Commodes use 1.6 or less gallons for water conservation.
- Fresh Air Intake System for improved indoor air quality.
- Smoke and carbon monoxide detectors.
- ENERGY STAR® rated reversible ceiling fan with variable speeds in family room.
- Energy-efficient State water heater with Green Choice gas burner reduces nitrogen oxide emissions up to 33% (varies per community).
- Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort.
- Greenguard certified R-13 batt insulation in walls and R-30 blown insulation in all flat ceilings.
- Dow sheathing with a 3.0 R-Value.
- CPVC plumbing system installed for water quality and energy efficiency.
- HardieBacker Cement Board with Moldblock Technology installed in all showers.

Exterior

- Fiber cement siding and soffit with a 25-year limited transferable manufacturer's warranty (varies per plan).
- Lifetime limited warranty architectural shingles – nailed, not stapled.
- Insulated and pinch resistant Wayne Dalton garage doors.
- Beautifully designed front yard landscape package with fully sodded front and back yard.
- Pre-wired for garage door openers.
- Beautiful six-panel front door.
- Kwikset exterior door hardware.*
- Cedar fence and gate.
- Two-tone paint on exterior of two-story homes.

Interior

- Frieze or Saxony carpet.
- Pre-wired for alarm system.
- Blocked and pre-wired for ceiling fans in master bedroom and secondary bedrooms.
- Second story subflooring, 3/4" tongue and groove, glued and screw shank nailed for smoother floors.
- Raised two-panel interior doors.
- Powder room has Delta faucet, pedestal sink, and oval mirror with beveled edges (varies per plan).
- Medicine cabinet in secondary baths.
- Utility room with clothes rod and shelf.
- Ceramic tile flooring in entry, powder room, utility room, and secondary baths (varies per plan).

Kitchen

- Distinctive 42-inch cabinets with decorative corners, full extension drawer slides, and raised panel doors.
- GE gas slide-in range.
- GE built-in microwave.
- GE dishwasher.
- Ceramic tile flooring in kitchen/morning area.
- Stainless steel sink with Delta faucet.
- Recessed can lighting.
- Decorative laminate countertops with ceramic tile backsplash.

Master Bath

- Garden tub with ceramic tile backsplash.
- Separate glass enclosed shower with ceramic tile surround.
- Ceramic tile flooring in master bath and commode room.
- Delta faucets.
- Delta Roman tub faucet on garden tub.
- Cultured marble vanity top with an oval sink.
- Medicine cabinet in master bath.

Design Center

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

DK
SL



*Available on homes started after January 1, 2012.

Builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality.

PERRY HOMES

December 31, 2011

(CL-Base)(103/401)(45)

Community Information **PERRY HOMES**

SPRING TRAILS

MODEL HOME

SALES CENTER:
1534 Eden Meadows Dr
Spring, TX 77386

PHONE:
281-355-8830

HOURS:
FALL/WINTER (CST) **SPRING/SUMMER (CDT)**
10am - 6pm Mon. - Sat. 10am - 7pm Mon. - Sat.
12pm - 6pm Sun. 12pm - 7pm Sun.

DIRECTIONS:

From the Hardy Toll Road North, exit Riley Fuzzel Road and turn right. Turn right on Spring Trails Ridge then right on Spring Trails Bend. Turn right on Taylan Hill Drive and right on Eden Meadows Drive.

AMENITIES

DESCRIPTION:

Spring Trails is a master-planned community with 400 acres of forest set aside for nature. Here, you're a part of the peace and tranquility of the wooded ambiance this community embraces. Spring Trails has a 3.2-acre recreation center with a children's pool, a family pool, a lap pool, a cabana, a playground for children, 10 miles of walking trails throughout the nature area and a community pond.

Conveniently located in Montgomery County, Spring Trails is located only minutes from the acclaimed Woodlands Mall and the numerous surrounding shopping venues, including the famous Old Town Spring. The Cynthia Woods Mitchell Pavillion is also just minutes away and offers opportunities to experience local concerts and community activities. The Hardy Toll Road and I-45 offer quick commutes, with downtown Houston only 36 minutes away.

SCHOOLS

CONROE INDEPENDENT SCHOOL DISTRICT 3205 W. Davis Dr Conroe, TX 77304	832-482-6751	TOM COX INTERMEDIATE SCHOOL -5TH-6TH GRADE	281-465-3200
SUE PARK BROADWAY ELEMENTARY - KINDERGARTEN-4TH GRADE 2855 Spring Trails Bend Spring, TX 77386	281-465-2900	YORK JUNIOR HIGH SCHOOL - 7TH-8TH GRADE	281-367-6753
		OAKRIDGE HIGH SCHOOL - 9TH-12TH GRADE	832-592-5300

COMMUNITY INFORMATION

POLICE:(EMERGENCY 911)
Montgomery City Sheriff's Dept 936-760-5800

FIRE:
Montgomery City Fire Station Dist. 8 281-363-3473

HOSPITAL:
Memorial Hermann the Woodlands
9250 Pinecroft Dr
Shenandoah, TX 77380 281-364-2300

UTILITIES:
Southwest Water 713-405-1750
Direct Energy (electric) 866-656-6606
CenterPoint Energy (gas) 713-659-2111
AT&T 800-264-0002
(telephone, Internet, long distance, Dish Network)

POST OFFICE:
United States Postal Service 281-419-7948
Zip Code: 77386

TAX INFORMATION

Conroe ISD	\$1.29500	TOTAL:	\$3.23180 per
Montgomery County MUD #94*	\$1.16000		\$100 assessed value
Montgomery County	\$0.77680		

HOMEOWNER'S ANNUAL ASSOCIATION FEES:

perryhomes.com