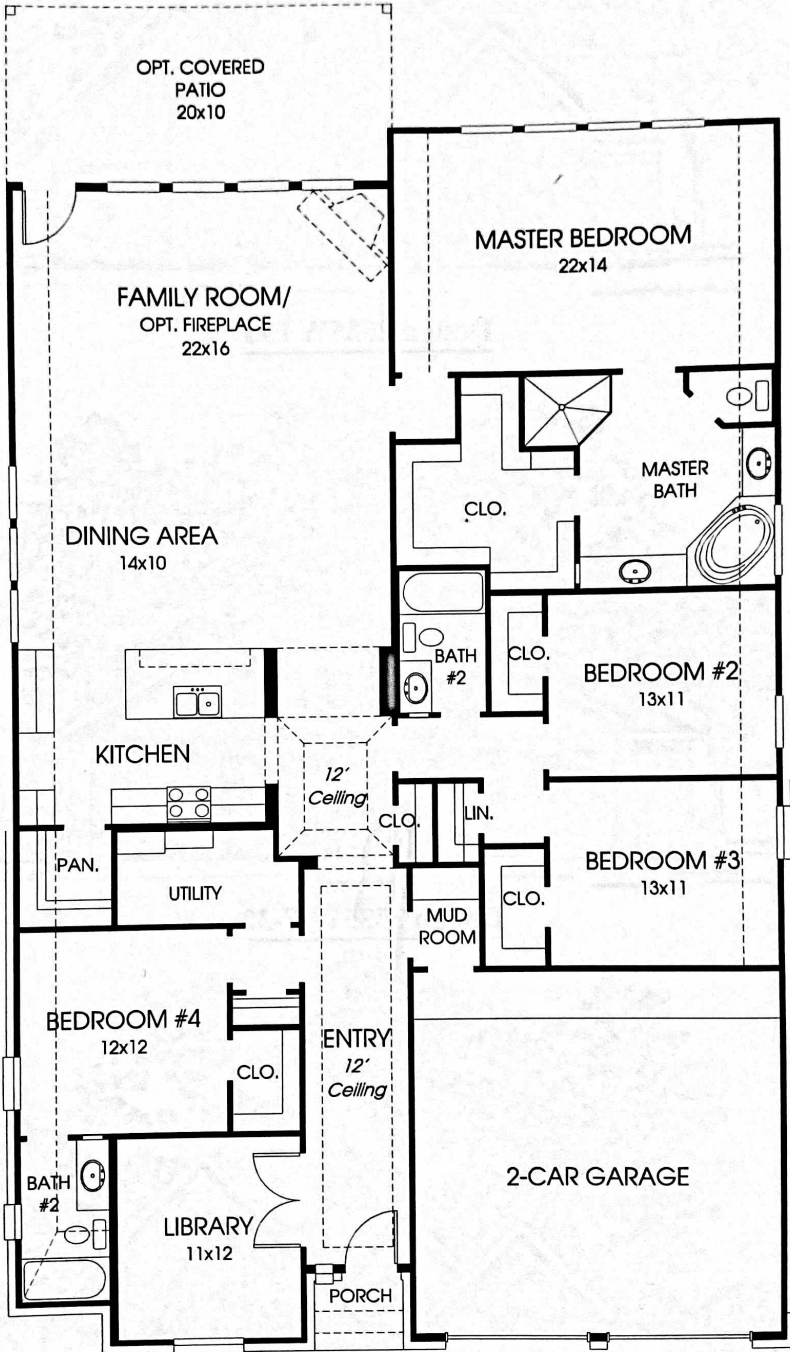


# DESIGNS

## Design 2525W

This home contains approximately 2,525 square feet.\*



\*See Page 2 for Details and Disclaimers.  
© Perry Homes, LLC 2016  
01/27/2016  
(55' CL)



# MIRAMESA AT CANYON LAKES WEST

## MODEL HOME

**SALES CENTER:**  
9214 Stella Landing Lane  
Cypress, TX 77433

**PHONE:**  
(281) 373-2122

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

**DIRECTIONS:**

From Hwy 290 West, exit Spring-Cypress/Cypress-Rosehill/Fry Road. Proceed through the light and turn left on Cypress-Rosehill/Fry Road. Continue on Fry Road for approximately 5 miles. Turn left on Miramesa Drive and left on Nut Pine Crossing. Turn right on Stella Landing Lane and the Sales Center is on your left at 9214 Stella Landing Lane.

## AMENITIES

**DESCRIPTION:**

Perry Homes in Miramesa at Canyon Lakes West is part of the Canyon Gate family of communities offering an array of elegant homes with distinctive features. Located off U.S. 290, Miramesa at Canyon Lakes West allows easy access to major thoroughfares and employment centers. Miramesa at Canyon Lakes West master plan includes approximately 780 acres off Fry Road. It is a sister community to Stone Gate and Canyon Lakes West, affording its residents all the benefits and amenities they have to offer. It will be home to a new on-site school and recreation complex for its residents.

## SCHOOLS

|  |              |   |              |
|--|--------------|---|--------------|
| <b>CY-FAIR INDEPENDENT SCHOOL DISTRICT</b><br>10300 Jones Road<br>Houston, TX 77269                    | 281-897-4000 | <b>ANTHONY MIDDLE SCHOOL</b><br>- 6TH-8TH GRADE<br>10215 Greenhouse Road<br>Cypress, TX 77433 | 281-373-5660 |
| <b>RENELL ELEMENTARY SCHOOL</b><br>- KINDERGARTEN-5TH GRADE<br>19500 Tuckerton Rd<br>Cypress, TX 77433 | 281-213-1550 | <b>CY-SPRINGS HIGH SCHOOL</b><br>- 9TH-12TH GRADE<br>7909 Fry Rd<br>Cypress, TX 77433         | 281-345-3000 |

## COMMUNITY INFORMATION

|  |                                     |   |  |
|--|-------------------------------------|---|--|
| <b>POLICE:</b><br>Harris County Sheriff's Department<br>Constable<br>Emergency | 713-221-6000<br>281-463-6666<br>911 | <b>UTILITIES:</b><br>Harris County Municipal Utility District #165<br>Reliant Energy (electric)<br>CenterPoint Energy (gas)<br>AT&T<br>(telephone, Internet, cable)<br>EnTouch (alarm system) | 281-579-4500<br>866-735-4268<br>713-659-2111<br>800-299-6824<br>281-225-1000 |
| <b>FIRE:</b><br>Cy-Fair Volunteer Fire Department                              | 281-446-4073                        | <b>POST OFFICE:</b><br>Spring-Cypress Branch Station  | 281-373-9125   |
| <b>HOSPITAL:</b><br>North Cypress Medical Center<br>21214 Northwest Freeway    | 832-912-3773                        |   |  |

## TAX INFORMATION

|                        |            |               |                      |
|------------------------|------------|---------------|----------------------|
| Cy-Fair ISD            | \$1.440000 | <b>TOTAL:</b> | \$3.386290 per       |
| Harris County MUD #165 | \$1.150000 |               | \$100 assessed value |
| Harris County          | \$0.796290 |               |                      |

**HOMEOWNER'S ANNUAL ASSOCIATION FEES: \$865 for 2017**  
**PMG Management**  
713-329-7100

**perryhomes.com**

This is a compilation of information. Perry Homes, LLC has not independently verified the accuracy of this information. This information is provided for your convenience and is in no way intended by Perry Homes, LLC as a direct endorsement or recommendation of any of the services or products listed herein. You are encouraged to independently verify this information, which may be of a specific interest to you. (2/10/17) Miramesa at Canyon Lakes West 55

C-Line.com  
Style #62047 1-888-860-9120

# PERRY HOMES

## THE PERRY HOMES WARRANTY



Perry Homes' commitment to you does not end at closing. We are proud to offer you a two-year limited warranty on workmanship and materials. This extended warranty is double the industry standard! In addition, each home comes standard with a full ten-year structural warranty.

Perry Homes can confidently offer you this industry-leading warranty because of the outstanding quality built into your new home, including:

- High-performance materials and brand-name products
- Thorough inspections and quality control
- Superior workmanship and professionalism

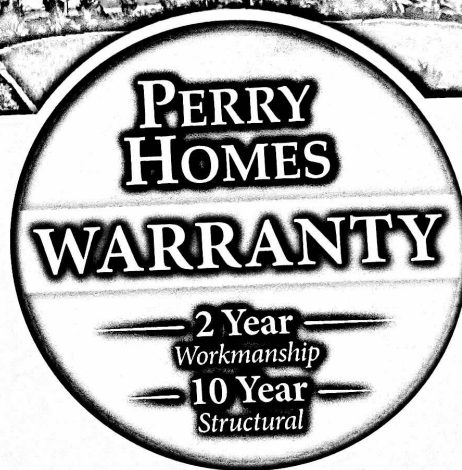
Even before the first yard of concrete is poured, third-party geotechnical engineers perform tests on soil conditions. The results are then used by registered professional engineers to design the foundation accordingly. On-site quality inspections verify the foundation installation, while additional random testing confirms the compressive strength of the concrete.

Keeping strength, durability and safety in mind, each Perry Home is designed by a registered professional engineer to meet the structural and wind requirements of the International Residential Code. For your peace of mind, a third-party engineer inspects the frame of every home.

With energy efficiency and comfort as a priority, we monitor the installation of heating and air conditioning equipment in every home through comprehensive testing and inspections. This includes a computer-aided design to determine the size of the equipment. Other quality controls include duct testing to check for air leaks and blower door testing to minimize air infiltration.

You can rest assured knowing if you need to make a warranty request, Perry Homes' Warranty Department will promptly review it, and a member of Perry Homes' professional construction staff will visit your home personally to assess the request.

For over 45 years, Perry Homes has blended quality construction with versatile designs and customer satisfaction to gain the trust of homebuyers in Texas. With over 45,000 Perry Homes sold, many to repeat buyers, Perry Homes' reputation for quality and value is evident.



**PERRYHOMES.com**



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