



### MODEL HOME

<b>Sales Center:</b> 1192 Wandering Brook Street Magnolia, TX 77354	<b>Phone:</b> 713-577-3559	<b>Hours:</b> <b>Fall/Winter (CST)</b> 10am - 6pm    Mon - Sat 12pm - 6pm    Sun	<b>Spring/Summer (CST)</b> 10am - 7pm    Mon - Sat 12pm - 7pm    Sun
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**Directions:** From 1488, head east towards 1774. Turn left at Magnolia Boulevard. Continue onto FM 1774. Turn right onto Escondido Prado Crossing and continue straight. Turn left on Oasis Springs Court and right on the Wandering Brook Street. The sales center will be on the right hand side at 1192 Wandering Brook Street.

### DESCRIPTION

Escondido is Montgomery's upcoming development featuring a scenic lake, fishing pier, parks and playgrounds. Situated on the historical Escondido Ranch, you can soon enjoy a slower pace of life in this laid-back, family-friendly community. Located directly off FM 1744 with easy access to FM 1488, Escondido is convenient to a variety of charming local restaurants and Magnolia West High School, home of the Mustang Football Team. All Perry homes come with smart home technology and an industry leading warranty as a part of our Tradition of Excellence. Register for updates today!

### SCHOOLS

<b>Magnolia ISD</b> 31141 Nichols Sawmill Road Magnolia, TX 77355	281-356-3571	<b>Magnolia Junior High School</b> 7th - 8th Grade 31138 Nichols Sawmill Road Magnolia, TX 77355	281-356-1327
<b>Magnolia Elementary School</b> Kindergarten - 4th Grade 31900 Nichols Sawmill Road Magnolia, TX 77355	281-356-6434	<b>Magnolia West High School</b> 9th - 12th Grade 42202 FM 1774 Magnolia, TX 77354	281-252-2550
<b>Magnolia Intermediate School</b> 5th - 6th Grade 31164 Nichols Sawmill Road Magnolia, TX 77355	281-252-2033		

### CONTACT INFORMATION

<b>Police: Emergency 911</b> Magnolia Police Department 18111 Buddy Riley Boulevard Magnolia, TX 77354	281-356-2500	<b>Utilities:</b> CenterPoint (electric) EPCOR (gas) GFL Environmental (Trash)	713-207-2222 281-766-1290 281-368-8397
<b>Fire: Emergency 911</b> Magnolia Fire Department 107 Gayle Street Magnolia, TX 77355	281-356-3288	<b>Post Office:</b> 815 Goodson Road Magnolia, TX 77355	800-275-8777
<b>Hospital:</b> Tomball Regional Medical Center 605 Holderrieth Boulevard Tomball, TX 77375	281-401-7500		

### TAX INFORMATION X

Montgomery County	\$0.57280	<b>Homeowner's Annual Association Fees:</b>
Magnolia ISD	\$1.18720	\$900 for 2021
Montgomery County ESD #10	\$0.09870	Maison Property Management
Montgomery County MUD #174	\$1.35000	281-378-5930
<b>Total:</b> \$3.20870 per \$100 assessed value		

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. (1/1/21)



### 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.

### ENERGY EFFICIENCY

- Designated RESNET Energy Smart Builder with up to 30% or more improvement in energy efficiency over the HERS® reference home. For more information, please visit [www.resnet.us](http://www.resnet.us).\*
- Radiant barrier roof decking 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.
- High-efficiency insulated low-E glass vinyl windows to reduce ultraviolet transmission.
- Energy saving LED light bulbs installed throughout the home.
- Commodes use 1.28 gallons per flush for water conservation.
- Fresh Air Intake System for improved indoor air quality.
- Smoke and carbon monoxide detectors.
- ENERGY STAR® rated reversible ceiling fan with nickel or bronze finish in family room.
- Energy efficient Rheem water heater with eco-friendly burner that reduces nitrogen oxide emissions.
- 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 (except garages).
- PEX plumbing system installed for water quality and energy efficiency.
- HardieBacker Cement Board with Moldblock Technology installed in all showers.

### EXTERIOR FINISHES

- Full masonry (brick, stucco, and/or stone) on the first floor (varies per design).
- Lap siding and soffit with a 25-year limited transferable manufacturer's warranty (varies per design).
- Lifetime limited warranty architectural shingles – nailed, not stapled.
- Grand 8-foot front door with decorative glass options.
- Beautifully designed front yard landscape package with fully sodded front and back yard.
- Cedar fence and gate.
- Front and back yard irrigation system.

### INTERIOR FINISHES

- Modern rocker light switches.
- Blocked and pre-wired for ceiling fans in primary bedroom and secondary bedrooms.
- Second story subflooring, 3/4" tongue and groove, glued and screw shank nailed for smoother floors.
- 8-foot square or arch raised two-panel or rectangular six-panel interior doors on 1-story plans and 1st floor of 2-story plans.
- Wood balusters on staircase (varies per design).
- Powder room has Delta faucet, pedestal sink, and mirror with beveled edges (varies per design).
- Utility room with clothes rod and shelf.
- Tile flooring in entry, powder room, utility room, and secondary baths (varies per design).
- Nickel or bronze decorative light fixtures.
- Luxurious carpet.

### KITCHEN

- Painted or stained distinctive 42-inch cabinets with full extension drawer guides and raised or shaker panel doors.
- Granite countertops with tile backsplash.
- GE gas cooktop with 30" self-cleaning oven with stainless steel finish.
- GE gas slide-in range with stainless steel finish.
- GE ENERGY STAR® labeled dishwasher with stainless steel finish.
- Undermount stainless steel sink with Delta pull-out faucet.
- Tile flooring in kitchen/dining area.

### PRIMARY BATH

- Painted or stained vanity cabinets with Marlana countertops and rectangular undermount sinks.
- Built-in garden tub with tile surround (varies per design).
- Separate glass enclosed shower with tile surround and floor.
- Tile flooring in primary bath and commode room.
- Delta faucets with Roman tub faucet on garden tub.

### TECHNOLOGY

- Kwikset® keyless entry lock with Z-wave® technology for smartphone operation.
- Smart enabled light switch at the front door, family room and primary bedroom.
- Nest® Smart Thermostat E.
- Nest® Hello video doorbell.
- Wi-Fi enabled garage door opener(s).
- CAT5e phone wiring with RG6 cable TV wiring.
- Wired for alarm system.

### DESIGN CENTER

- Four (4) hours of complimentary design service to complete your selections.
- Included meeting with an audio, security and home automation professional when purchasing a design to build.

\*Energy use and costs for all Perry Homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, utility rates, climate and operations of the home. All trademarks, product names, brands and logos remain property of their respective holders and are used only to directly describe the products offered. Their use in no way indicates any relationship, endorsement or sponsorship between Perry Homes and the holders of said trademarks. Plan pricing, elevation and features are subject to change without notice. Room dimensions and square footage are approximate and may change with selected options. Please contact Perry Homes or see your sales professional for more details.

[PerryHomes.com](http://PerryHomes.com)

\*\*Available on homes started after Month Day, Year

CL-B-182 / 400.02 | February 11, 2022



**2-Year** Workmanship | **10-Year** Structural

**Warranty**