

FEATURES

Features Included in River's Edge, 50' 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

- 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.*
- 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 (CFLs) 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 variable speeds 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.
- PEX plumbing system installed for water quality and energy efficiency.**
- HardieBacker Cement Board with Moldblock Technology installed in all showers.

Exterior

- 100% brick on first floor.
- 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.
- Classic raised six-panel front door.

Exterior (continued)

- Kwikset door hardware with Venetian Bronze or Satin Nickel finish.
- Cedar three-rail fence and gate.
- Two-tone paint on exterior of two-story homes.

Interior

- Textured carpet.
- Pre-wired for alarm system.
- Blocked and pre-wired for ceiling fans in master bedroom and secondary bedrooms (varies per plan).
- 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).
- Wood halusters.
- Modern rocker light switches.

Kitchen

- Granite countertops with ceramic tile backsplash.
- 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 ENERGY STAR® labeled dishwasher.
- Ceramic tile flooring in kitchen/morning area.
- Stainless steel sink with Delta faucet.
- Recessed can lighting.

Master Bath

- Built-in garden tub with ceramic tile surround.
- Separate glass enclosed shower with ceramic tile surround and floor.
- Ceramic tile flooring in master bath and commode room.
- Delta faucets with Roman tub faucet on garden tub.
- Marlana countertops with undermount porcelain sinks.
- Medicine cabinet in master bath.

Design Center

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



**Available on homes started after July 1, 2015.

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

*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 operation of the home. Please contact Perry Homes for more details.

PERRY HOMES

June 29, 2015

(CL-Base)(597/400)(50)

RIVER'S EDGE

MODEL HOME

SALES CENTER:
2807 Rivermist Lane
Richmond, TX 77406

PHONE:
281-341-8290

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

DIRECTIONS:

From U.S. 59 South, exit the Grand Parkway (U.S. HWY 99) and turn right. Travel north approximately 1 mile and exit on Hwy 90A and turn left. Travel approximately 4 miles and turn right FM 359. Continue on FM 359 to River Trace Drive and turn left. Continue past Blaisdale Road and turn right on River Mist Lane. The Sales Center is on the left at 2807 Rivermist Lane.

AMENITIES

DESCRIPTION:

Perfectly placed on the west side of FM 359, just north of Highway 90A, River's Edge allows you to have room to breathe, but only minutes from so much. Highway 90A carries you straight to Sugar Land and then onward to 59 North and the Galleria area, downtown and the heart of Houston. As a Fort Bend County community, River's Edge offers amenities including 20.8 acres of a forested nature park with a trail along the Brazos River, a neighborhood recreation center with a playground, and 5 acres of sports fields. Two dedicated commercial sites are planned for future growth.

SCHOOLS

LAMAR CONSOLIDATED ISD 3911 Avenue I Rosenberg, TX 77471	832-223-0000	LAMAR JUNIOR HIGH - 7TH & 8TH GRADE 4814 Mustang Avenue Rosenberg, TX 77471	832-223-3200
AUSTIN ELEMENTARY - KINDERGARTEN- 5TH GRADE 1630 Pitts Rd. Richmond, TX 77469	832-223-1000	LAMAR CONSOLIDATED HIGH SCHOOL - 9TH-12TH GRADE 4606 Mustang Avenue Rosenberg, TX 77471	832-223-3000
WESSENDORFF MIDDLE SCHOOL - 6TH GRADE 5201 Mustang Avenue Richmond, TX 77471	832-223-3300		

COMMUNITY INFORMATION

POLICE: Richmond Police Dept. 911 Emergency	281-342-2849	UTILITIES: Fort Bend County MUD CenterPoint Energy (electric) CenterPoint Energy (Gas) City of Richmond (water & sewer) AT&T (telephone, internet, cable)	281-313-2213 713-207-2222 713-659-2111 281-342-5456 855-660-8926
FIRE: Richmond Fire Dept. 911 Emergency	281-232-6871	POST OFFICE: USPS (5560 FM 1640) Zip Code: 77469	281-633-0386
HOSPITAL: Memorial Herman Sugar Land Hospital 17500 West Grand Parkway South Sugar Land, Texas 77479	281-725-5000		

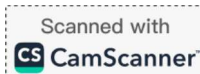
TAX INFORMATION

Fort Bend County	\$0.486000	TOTAL:	\$3.126000 per
Lamar C.I.S.D	\$1.390050		\$100 assessed value
Fort Bend MUD #140	\$1.250000		

HOMEOWNER'S ANNUAL ASSOCIATION FEES: \$700.00 for 2015
Sterling Association Services, Inc.
832-678-4500

perryhomes.com

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PERRY HOMES

RIVER'S EDGE

Nestled along the Brazos River, River's Edge residents enjoy nature trails, pools & acres of sports fields, along with a unique party barn perfect for birthdays & cookouts all year long!



COMMUNITY HIGHLIGHTS

- ADULT & CHILDREN'S SPLASH POOL
- NATURE TRAILS
- PLAYGROUND
- BASEBALL & SOCCER FIELDS
- VOLLEYBALL COURT
- PARTY BARN
- 20.8-ACRE NATURE PRESERVE
- TWO LAKES
- BIRD WATCHING

from the \$240s 1,800 - 4,100 sq. ft.

281.341.8290

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PERRYHOMES.com

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