

Sutter at Mountain's Edge

HOLBROOK



Elevation A

Available elevations:



Elevation A



Elevation B



Elevation C

Approx. square feet: 3,150
Stories: 1
Bedrooms: 3 - 4
Garage: 3-car
Plan Number: L31H

The ranch-style Holbrook plan offers a formal dining room connected to the kitchen via a butler's pantry. A large kitchen island overlooks the nook and great room, with views of the covered patio. The master suite includes two walk-in closets and a private bath. A study, convenient laundry and two bedrooms with a Jack-and-Jill bath are included.

COMMUNITY LOCATION
7769 Lucy Grey Court
Las Vegas, NV 89179
702-638-4440

HOME GALLERY
7770 South Dean Martin Drive, Suite 308
Las Vegas, NV 89139
702-638-4400



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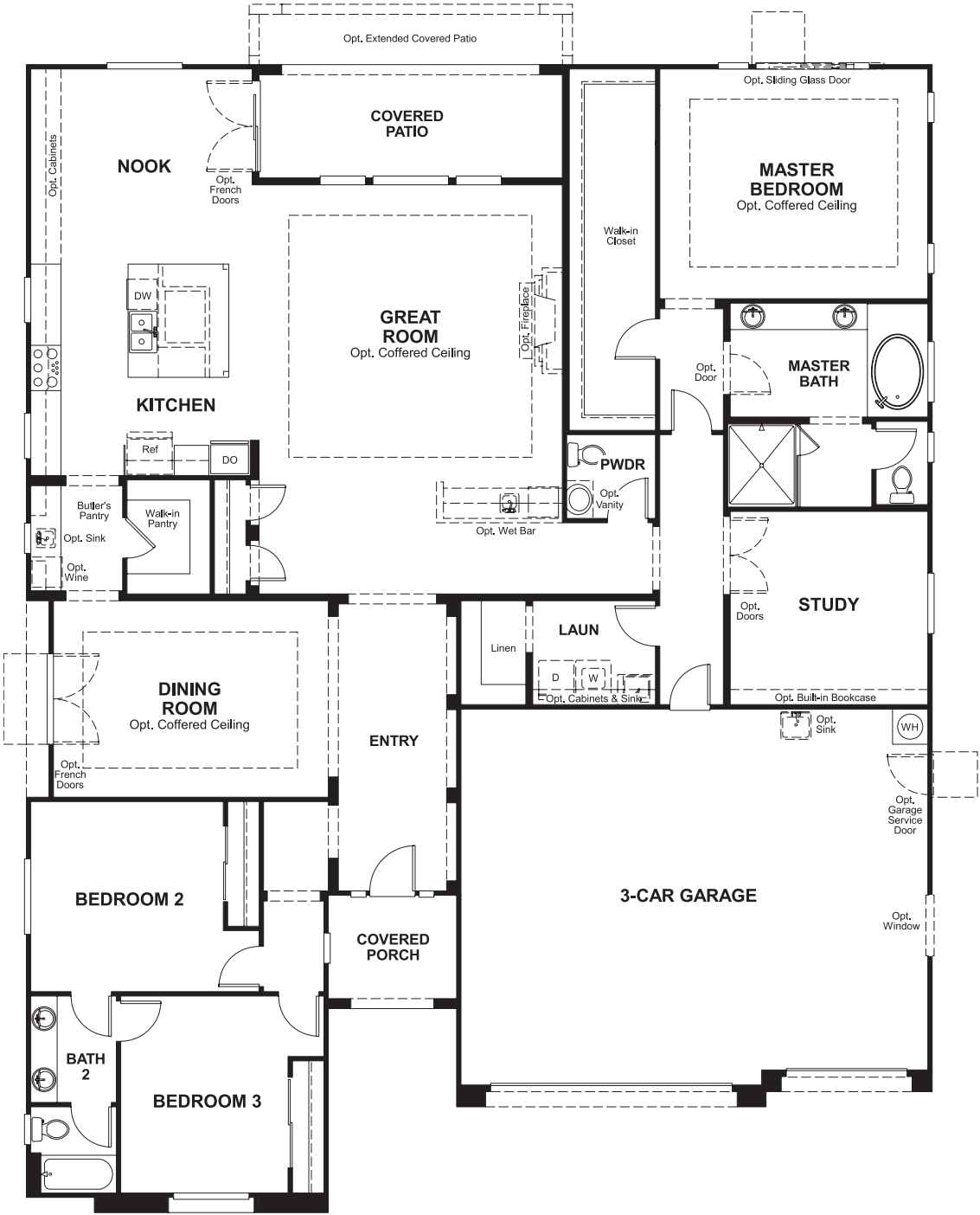
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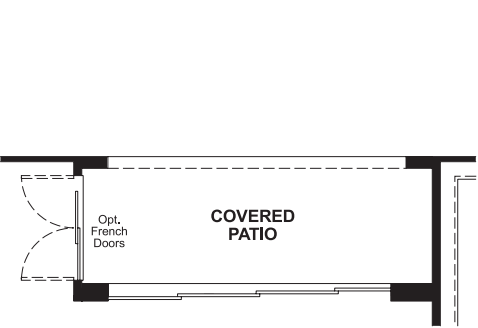
Floor Plan
First Floor



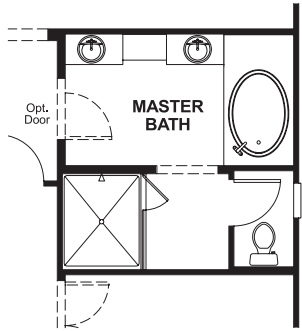
**THIS PLAN'S PROJECTED
HERS® INDEX = 70 ***
Projected Rating Based on Plans – Field Confirmation Required

How does this floor plan rate?
Take a look: **100** = Standard new home* **130** = Typical resale home**
The lower the number, the better! Refer to the RESNET® HERS index brochure or go to www.RESNET.us for details.

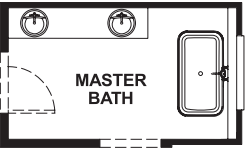
Floor Plan
First Floor Options



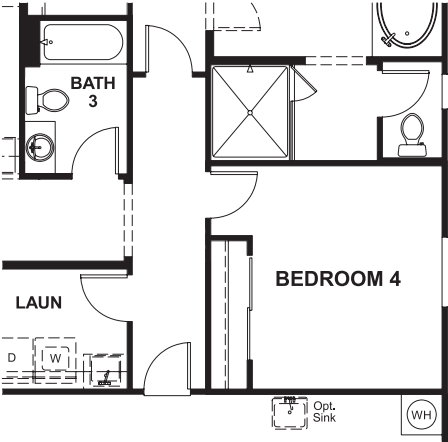
OPT. MULTI-SLIDE DOORS



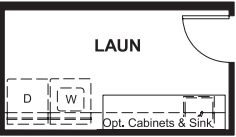
OPT. LOW VANITY



**OPT. FREE STANDING
TUB**



OPT. BEDROOM 4/BATH 3



OPT. DELUXE LAUNDRY

What's a HERS® Index? HERS stands for Home Energy Rating System, a system created by RESNET® to measure home energy efficiency.^
A Projected HERS index or rating is a computer simulation performed prior to construction by a third-party HERS rater using RESNET-accredited rating software, rated feature and specification data derived from home plans, features and specifications, and other data selected or assumed by the rater. The projected HERS index is approximate and is subject to change without notice. Actual results will vary.

*This information is presented for education purposes only. The HERS index for a confirmed rating will be determined by a third-party HERS rater based on data gathered from on-site observations and, if required, testing of rated features for a home as featured, optioned, located, oriented and/or built.
+Standard new home is based on the RESNET® Reference Home definition with a HERS® index of 100 (based on the 2006 International Energy Conservation Code).
++Typical resale home is based on the U.S. Department of Energy definition with a HERS® index of 130.

^RESNET® has developed the HERS® index to indicate the comparative efficiencies of homes. It is no guarantee that energy efficiencies will be achieved.