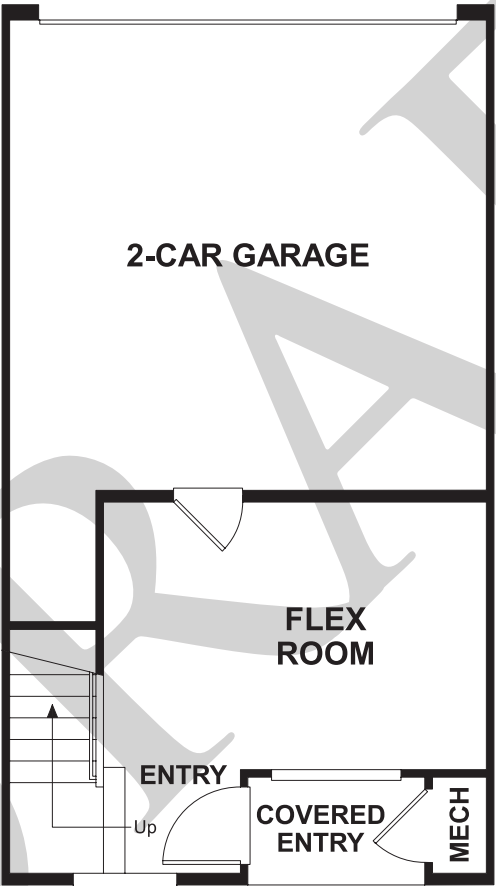


Walnut Village  
**WAGNER**

**Approx. square feet:** 1,500  
**Stories:** 2  
**Bedrooms:** 2 - 3

**Garage:** 2-car  
**Plan Number:** S687

**Floor Plan**  
Lower Floor



**COMMUNITY LOCATION**  
14834 West Nordhoff Street  
Panorama City, CA 91402  
818-895-4507

**HOME GALLERY**  
5171 California Avenue  
Irvine, CA 92617  
800-852-9714



Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent the lowest-priced homes in the community. Features may include optional upgrades and may not be available on all homes. Square footage numbers are approximate and are subject to change without notice. Prices, specifications and availability subject to change without notice. ©2016 Richmond American Homes, Richmond American Homes of Maryland, Inc. California Department of Real Estate - Real Estate Broker, Corporation License Number 01842595, 10/12/2016

Walnut Village  
**WAGNER**

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**Bedrooms:** 2 - 3  
**Garage:** 2-car  
**Plan Number:** S687



Elevation Building 2

Available elevations:



Elevation Building 2

The Wagner plan opens with a convenient flex room on the lower floor—adaptable as an office, rec room and more. The main floor includes an inviting great room with an adjacent balcony and optional fireplace, an open kitchen with optional gourmet features, an elegant dining room and a bedroom with a full bath. The upstairs boasts two master suites, each with their own bathroom and walk-in closet. Additional options include an alternate main-floor layout with an open-concept great room and dining area.

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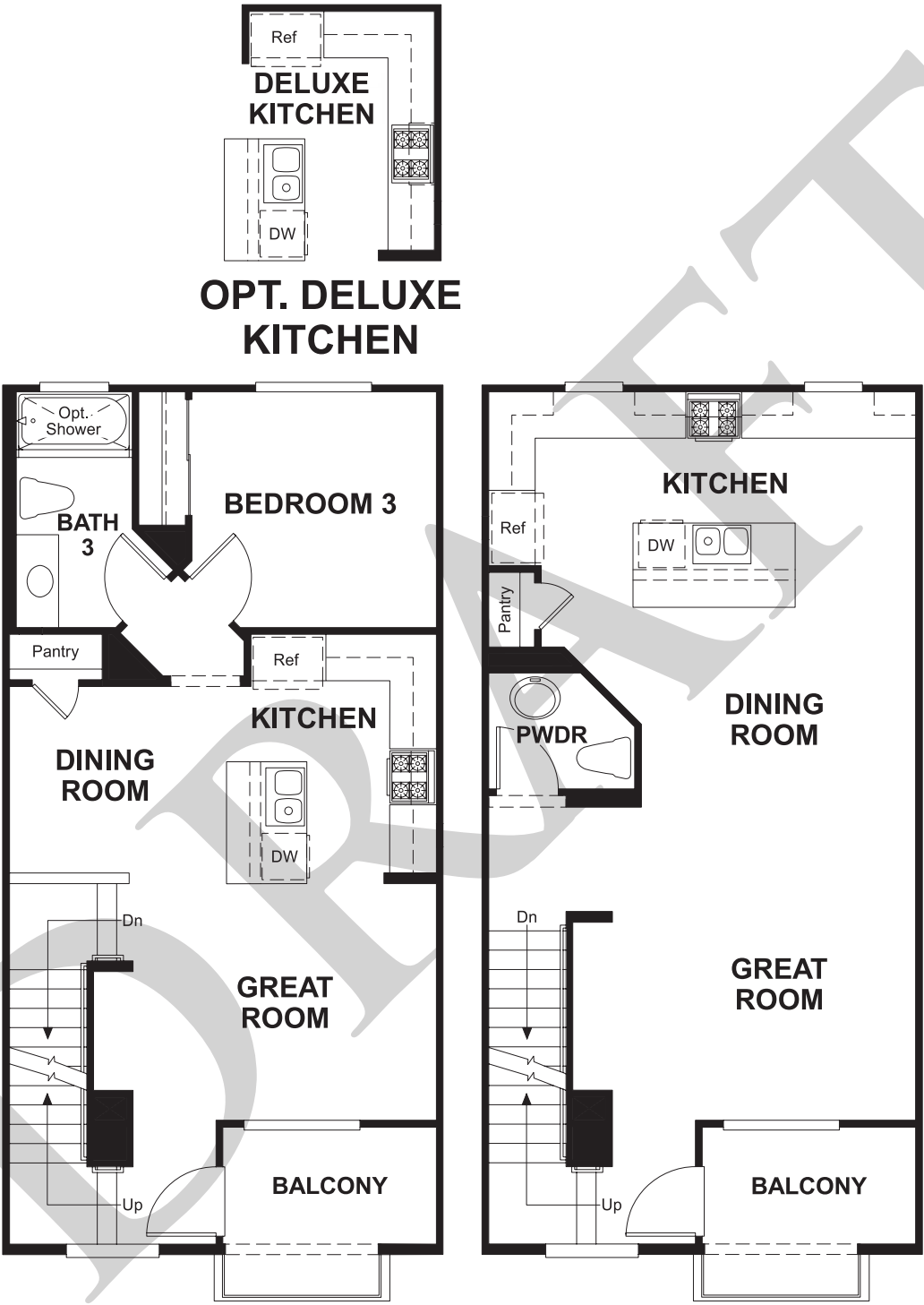
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Walnut Village  
**WAGNER**

**Approx. square feet:** 1,500  
**Stories:** 2  
**Bedrooms:** 2 - 3

**Garage:** 2-car  
**Plan Number:** S687

**Floor Plan**  
Main Floor

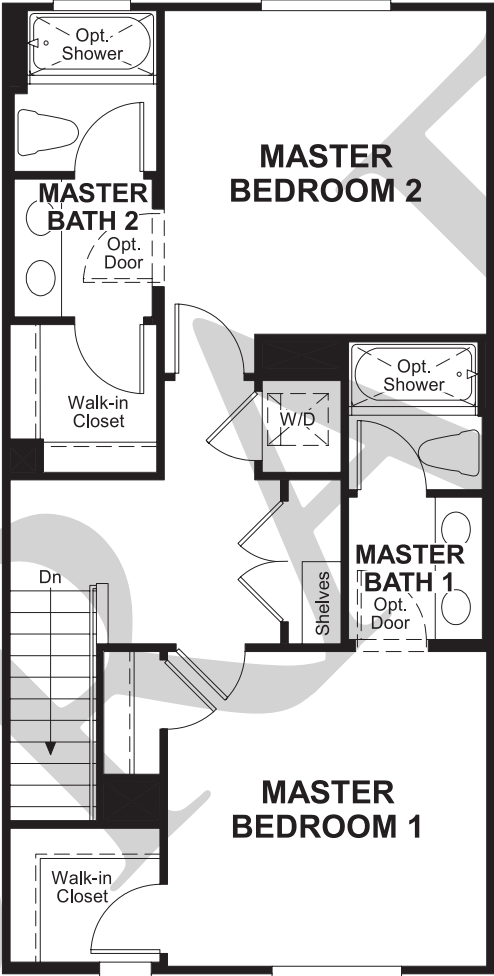


**ALT. MAIN FLOOR**

**THIS PLAN'S PROJECTED  
HERS® INDEX = 74 \***  
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](http://www.RESNET.us) for details.

**Floor Plan**  
Second Floor



**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.