

River Grove
SAGE



Elevation A

Available elevations:



Elevation A



Elevation B



Elevation C

Approx. square feet: 3,250

Stories: 2

Bedrooms: 4 - 5

Garage: 2-car

Plan Number: L658

The Sage plan offers comfortable spaces for living, working and entertaining. Gather in the spacious great room or dining area—both open to the gourmet kitchen with large center island and walk-in pantry—or move the party onto the covered patio with optional multi-slide doors. Don't worry about disturbing anyone in the study/optional guest suite; it's separated from the other main-floor spaces for privacy. Upstairs you'll find comfortable bedrooms, a master suite with private bath, a teen room and a convenient laundry.

COMMUNITY LOCATION

Starr Avenue and Haven Street
Las Vegas, NV 89123
702-638-4440

HOME GALLERY

7770 South Dean Martin Drive, Suite 308
Las Vegas, NV 89139
702-617-8400



COMMUNITY LOCATION

Starr Avenue and Haven Street
Las Vegas, NV 89123
702-638-4440

HOME GALLERY

7770 South Dean Martin Drive, Suite 308
Las Vegas, NV 89139
702-617-8400

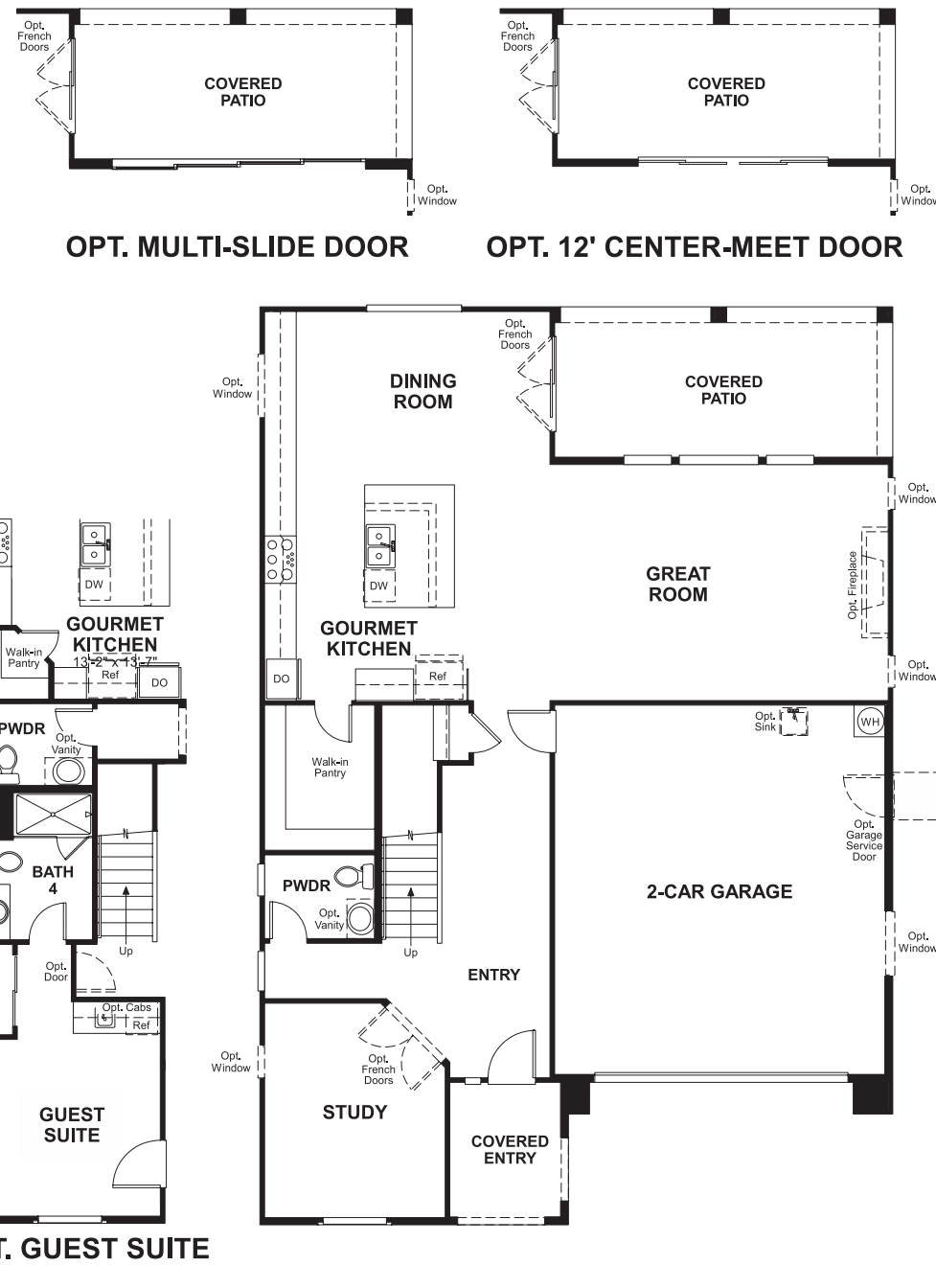


River Grove
SAGE

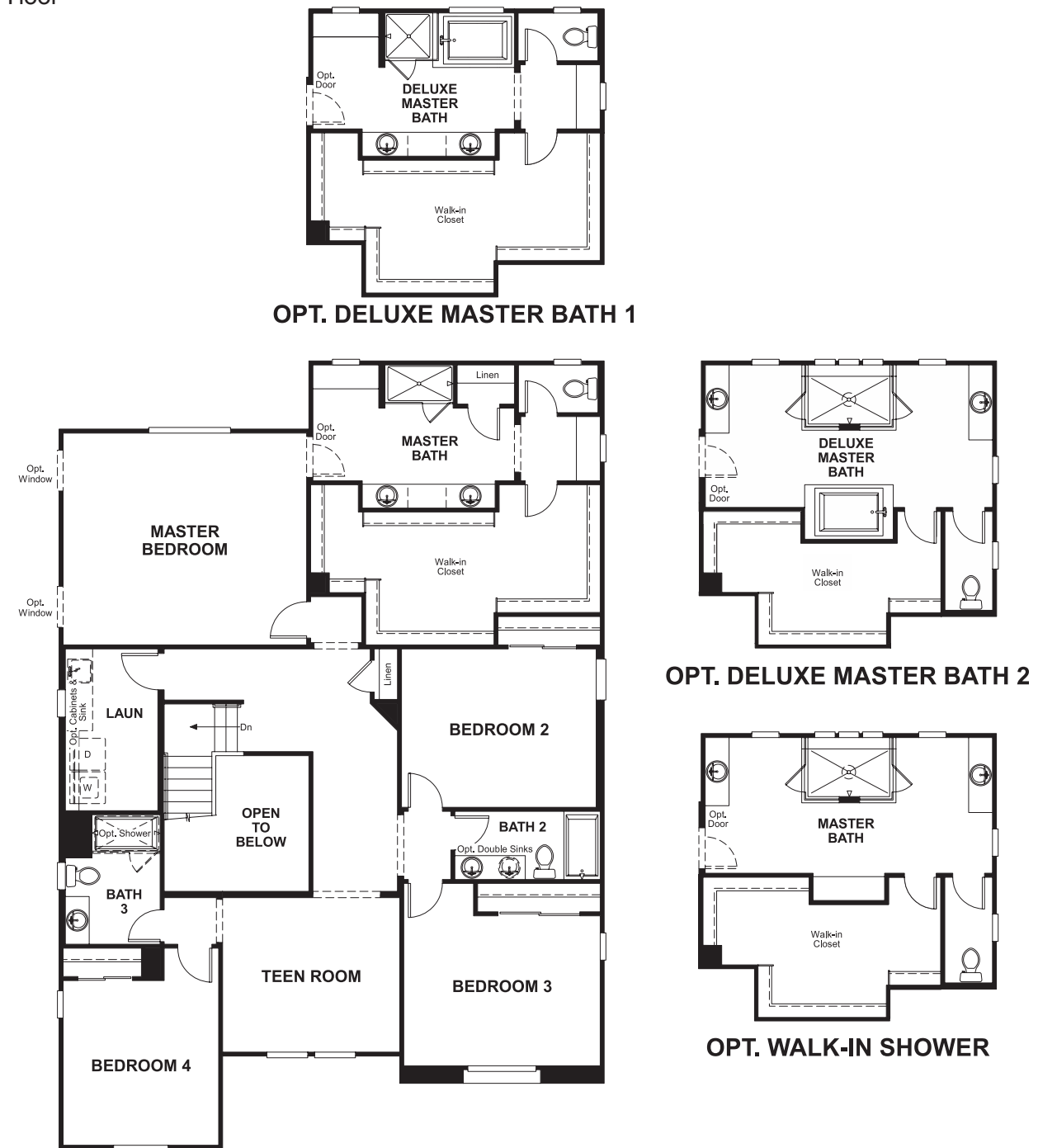
Approx. square feet: 3,250
Stories: 2
Bedrooms: 4 - 5

Garage: 2-car
Plan Number: L658

Floor Plan
Main Floor



Floor Plan
Second Floor



THIS PLAN'S PROJECTED
HERS® INDEX = 63*
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.

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.