

River Grove
ANDREA



Elevation A

Approx. square feet: 2,850
Stories: 2
Bedrooms: 3 - 5
Garage: 2-car
Plan Number: L670

The Andrea plan emphasizes comfort and convenience, with a covered entry, a spacious great room with an optional fireplace and a gourmet kitchen with a center island, walk-in pantry and adjacent tech center. You'll also appreciate the private study and generous dining room, both with optional French doors. Upstairs, you'll find a laundry, a versatile loft that can be converted to an extra bedroom, and three inviting bedrooms, including a relaxing master suite with an optional deluxe bath. A covered patio is also available.

Available elevations:



Elevation A



Elevation B



Elevation C

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



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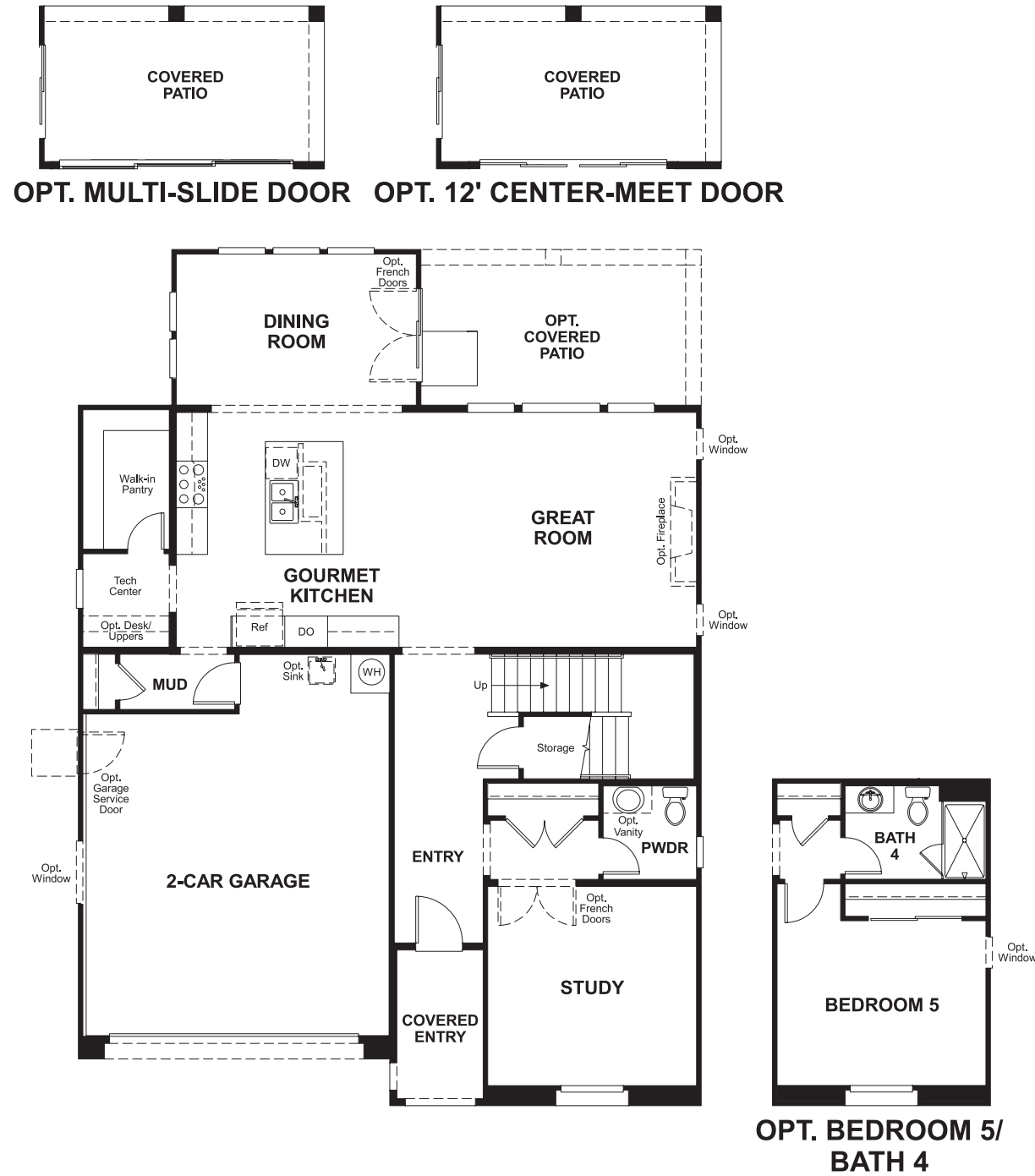


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ANDREA

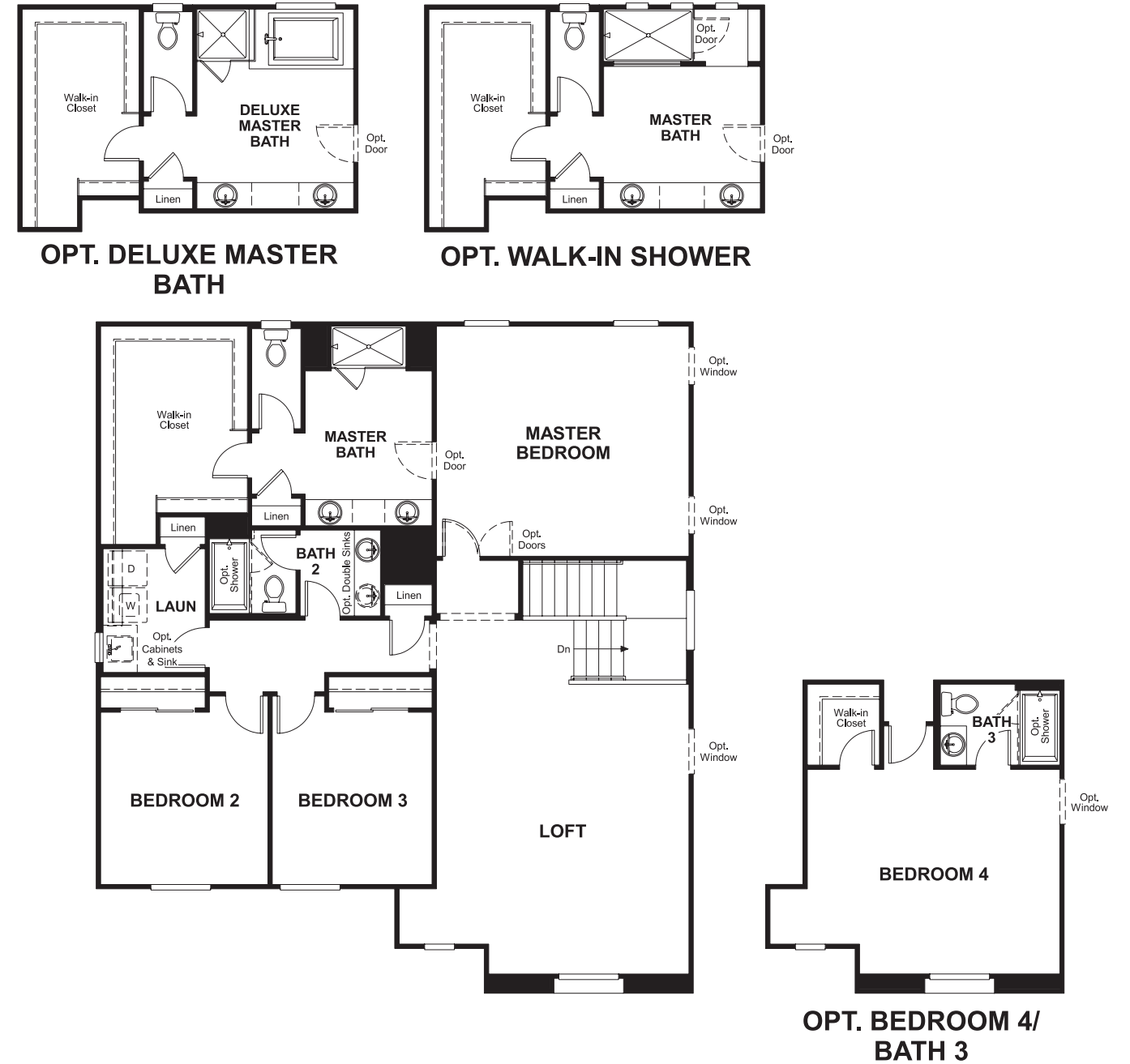
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Floor Plan
Main Floor



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.