

## Eastchurch **CHARLOTTE**

RECREATION

RECREATION

FLEX ROOM

GAMEROOM

W/ OPT. SUNROOM

**OPT. FINISHED BASEMENT** 

Floor Plan

**Basement** 

Approx. square feet: 2,350

Stories: 2 Bedrooms: 4 - 5

BEDROOM 5

BEDROOM 5

UNEXCAVATED

Garage: 2-car

DEN

**OPT. BASEMENT DEN** 

Plan Number: M23C

## Eastchurch **CHARLOTTE**



**Elevation A** 

Approx. square feet: 2,350

Stories: 2 Bedrooms: 4 - 5

Garage: 2-car

Plan Number: M23C

Just off the two-story foyer, you have the option of a study or a formal dining room. Toward the rear of the home, enjoy the expansive family room, breakfast nook and the impressive gourmet kitchen with the option to add a sunroom. The second-floor features a large master suite with walk-in closet and convenient

laundry room.

# **Available elevations:**







Elevation A







**Elevation C** 



**Elevation D** 





**Elevation F** 

**Elevation G** 

### **COMMUNITY LOCATION**

725 Holden Road Frederick, MD 21701 410-312-2829

#### **COMMUNITY LOCATION**

725 Holden Road Frederick, MD 21701 410-312-2829



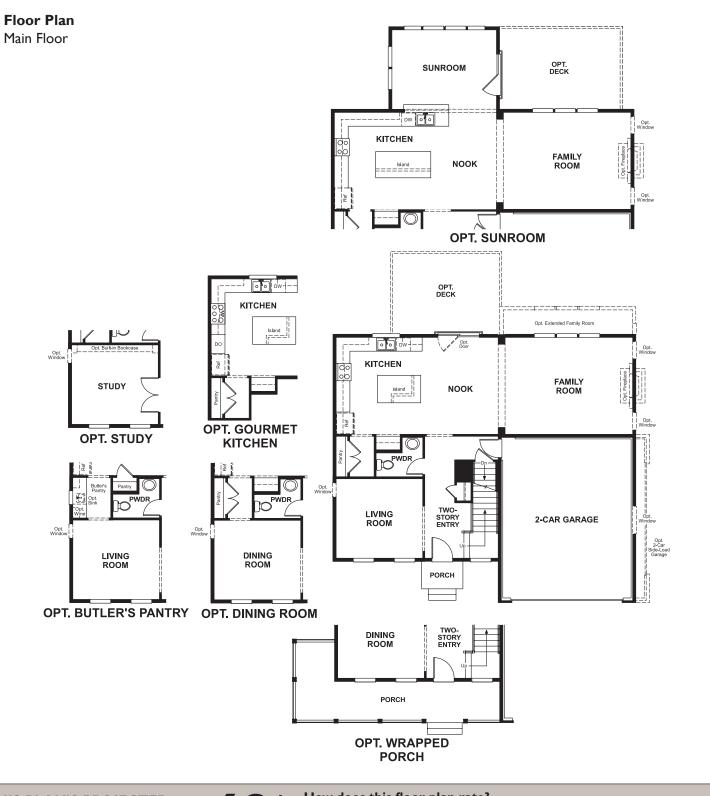
Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent 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. Captures are subject to change without notice. Prices, specifications and availability subject to change without notice. Captures are approximate and are subject to change without notice. Prices, specifications and availability subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and are subject to change without notice. Prices are approximate and ar



Eastchurch **CHARLOTTE**  Approx. square feet: 2,350

Stories: 2 Bedrooms: 4 - 5 Garage: 2-car

Plan Number: M23C



THIS PLAN'S PROJECTED HERS® INDEX = 0

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.

\*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.

Projected Rating Based on Plans – Field Confirmation Required

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.

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