

Forest Trace **DELANEY** 

**FLEX** 

ROOM

UNEXCAVATED

**COMMUNITY LOCATION** 

Aurora, CO 80211

303-850-5750

RECREATION ROOM

UNFINISHED STORAGE ROOM

Floor Plan

**Basement** 

Approx. square feet: 2,350

**BEDROOM 4** 

UNEXCAVATED

Stories: | Bedrooms: 2 - 4 Garage: 3-car Plan Number: D238

w/ Opt. 3-Car Garage

Forest Trace **DELANEY** 



**Elevation C** 

## **Available elevations:**



**Elevation C** 



The entry of the ranch-style Delaney floor plan leads to a generous great room and kitchen with walk-in pantry and central island. The master bedroom is located away from the other bedroom for added privacy. A quiet

study, convenient laundry, formal dining room and

covered patio complete the design.

Approx. square feet: 2,350

Stories: |

Bedrooms: 2 - 4 Garage: 3-car

Plan Number: D238

**Elevation D** 



Elevation E

#### **HOME GALLERY**

South Aurora Parkway and East Euclid Avenue 8000 East Bellview Avenue, Suite C-12 Grenwood Village, CO 80111 888-402-4663

**OPT. FINISHED BASEMENT** 

EGUAL HOUSING OPPORTUNITY

**COMMUNITY LOCATION** South Aurora Parkway and East Euclid Avenue Aurora, CO 80211 303-850-5750

### **HOME GALLERY**

8000 East Bellview Avenue, Suite C-12 Grenwood Village, CO 80111 888-402-4663

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. Reference of Colorado, Inc. 02/24/2016

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# Floor Plan Main Floor Opt. Bay COVERED PATIO NOOK **MASTER BEDROOM GREAT** ROOM MASTER **KITCHEN** DINING ROOM Walk-in Closet BATH 2 OPT. 3-CAR GARAGE 2-CAR GARAGE **ENTRY STUDY BEDROOM 2** COV'D ENTRY 1-CAR GARAGE

THIS PLAN'S PROJECTED = 60\*
HERS® INDEX = 60\*
Projected Rating Based on Plans – Field Confirmation Required

#### How does this floor plan rate?

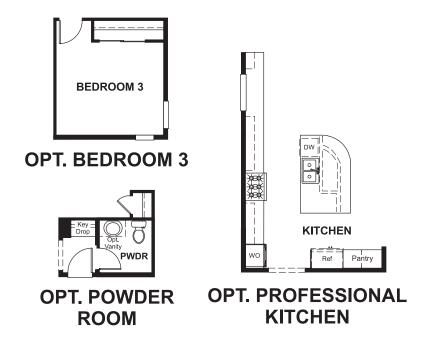
Take a look: **100** = Standard new home<sup>+</sup> **130** = Typical resale home<sup>++</sup>
The lower the number, the better! Refer to the RESNET® HERS index brochure or go to www.RESNET.us for details.

\*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 NLSNET® Reference Floring definition with a HERS® index of 130.

# Floor Plan Main Floor Options



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.