

Villas at Montana Vista
FRANKLIN



Elevation A

Approx. square feet: 2,400
Stories: 2
Bedrooms: 4 - 5
Garage: 2-car
Plan Number: P241

The Franklin plan welcomes guests with a covered porch and two-story entry. A formal dining room, spacious great room, nook and open kitchen provide ample space for entertaining. Upstairs, you'll find a versatile loft, four inviting bedrooms with walk-in closets and a master suite with a private bath.

Available elevations:



Elevation A



Elevation B



Elevation C



COMMUNITY LOCATION
 7827 East Baltimore Street
 Mesa, AZ 85207
 877-444-1485

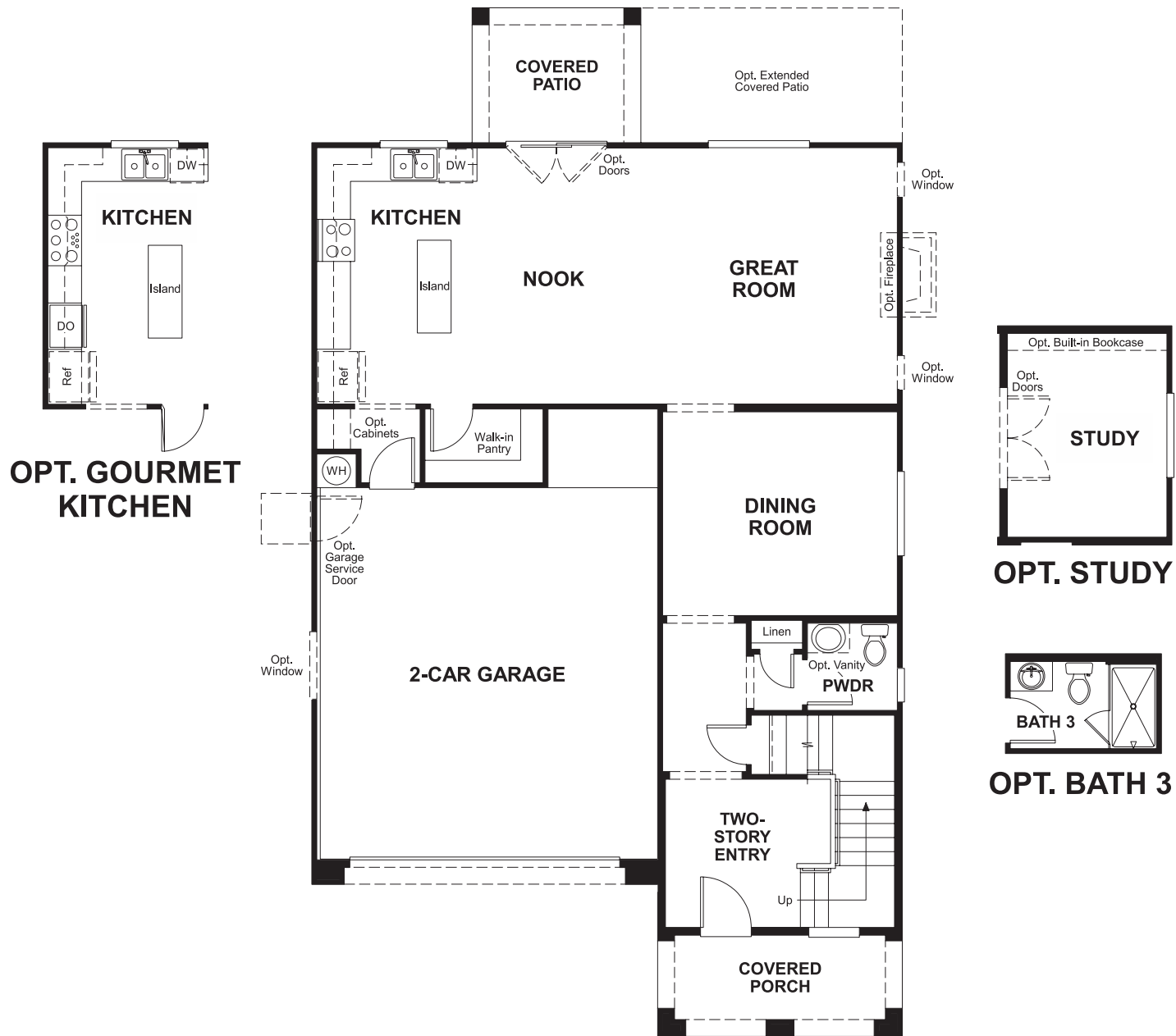
HOME GALLERY
 16427 North Scottsdale Road, Suite 175
 Scottsdale, AZ 85254
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Floor Plan
First Floor



Floor Plan
Second Floor



THIS PLAN'S PROJECTED HERS® INDEX = 66*
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.