

## Oakridge at Providence FRANKLIN



**Elevation A** 

## Available elevations:



Elevation A

Approx. square feet: 2,400 Stories: 2

Stories: 2
Bedrooms: 4 - 5
Garage: 2-car
Plan Number: L241

From its covered porch to its grand two-story entry and spacious kitchen with gourmet features and kitchen island, the Franklin plan was designed to impress. You'll also appreciate the formal dining room and expansive great room with optional fireplace. Upstairs, enjoy a loft, three generous bedrooms with walk-in closets and an elegant master suite with a private bath. Other options include a private study in lieu of the dining room, a fifth bedroom and a covered patio.



**Elevation B** 



Elevation C

COMMUNITY LOCATION 10585 Sturdevant Court Las Vegas, NV 89166

702-638-4440

HOME GALLERY

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

EQUAL HOUSING OPPORTUMITY

COMMUNITY LOCATION

10585 Sturdevant Court Las Vegas, NV 89166 702-638-4440 HOME GALLERY

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



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. ©2015 Richmond American Homes. In Nevada, homes are offered by Richmond American Homes of Nevada, Inc. (Nevada Contractor License #0026417). 11/06/2015

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Floor Plan Main Floor OPT. **COVERED** OPT. PATIO 1 **COVERED** PATIO 2 **KITCHEN GREAT** NOOK **ROOM** Opt. = J Fireplace Walk-in Pantry Opt. Sink DINING **STUDY** ROOM Opt. Opt. Doors **OPT. STUDY** 2-CAR GARAGE Opt. Window PWDR **BATH** OPT. BATH 3 **ENTRY COVERED** PORCH

THIS PLAN'S PROJECTED = 64\*
HERS® INDEX = 64\*
Projected Rating Based on Plans – Field Confirmation Required

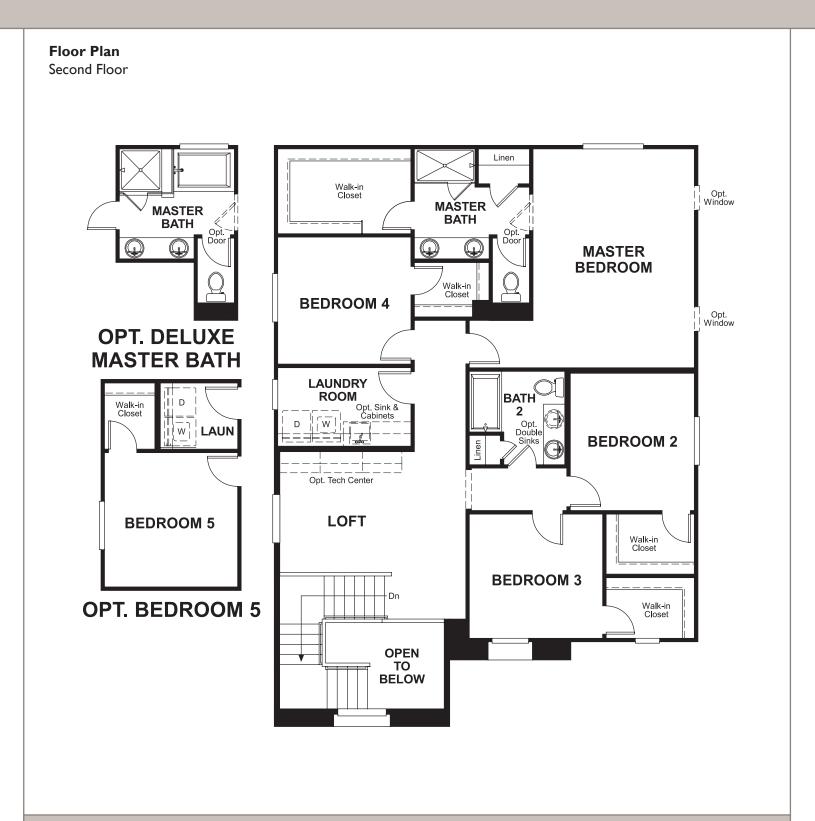
How does this floor plan rate?

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 U.S. Department of Energy definition with a HERS® index of 130.



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.