

## Sycamore at Spencer's Crossing JULIA



Elevation A

## Available elevations:



Elevation A

Approx. square feet: 2,800

Stories: |

Bedrooms: 3 - 4

Garage: 2- to 3-car tandem

Plan Number: S27

The ranch-style Julia plan offers a spacious great room with an optional fireplace and a well-appointed kitchen with a center island, nook and adjacent prep kitchen, plus a convenient home management center. You'll also appreciate a formal dining room with an adjacent covered courtyard and three generous bedrooms, including a luxurious master suite with an optional deluxe bath. Personalize this plan with a fourth bedroom, an extended covered patio and more.



**Elevation B** 



Elevation C

**COMMUNITY LOCATION** 35355 Weather Way

Murrieta, CA 92563 909-579-3288

Estate Broker, Corporation License Number 01842595. 11/3/2016

**HOME GALLERY** 5171 California Ave Irvine, CA 92617 949-467-2600

EGUAL HOUSING OPPORTUNITY

**COMMUNITY LOCATION** 

35355 Weather Way Murrieta, CA 92563 909-579-3288

**HOME GALLERY** 5171 California Ave Irvine, CA 92617

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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. California Department of Real Estate - Real

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Bedrooms: 3 - 4 Floor Plan Main Floor OPT. COVERED **OPT. EXTENDED** PATIO Opt. Sliding Glass Do HOME MANAGEMENT **MASTER** GREAT ROOM **BEDROOM** NOOK Opt. Ext Wa**l**k-in Pantry **MASTER KITCHEN** COVERED COURTYARD DINING **ROOM TANDEM GARAGE** LAUN BEDROOM 2 Opt. F **ENTRY** wh [ 2-CAR GARAGE BATH **BEDROOM 3 COVERED** 

THIS PLAN'S PROJECTED = 69\*
HERS® INDEX = 69\*
Projected Rating Based on Plans – Field Confirmation Required

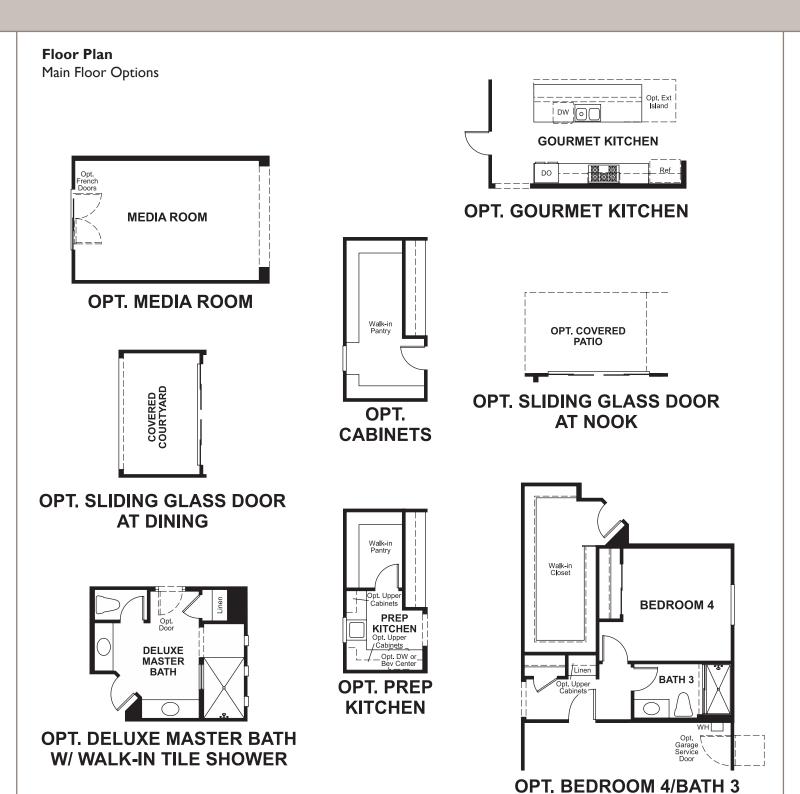
## How does this floor plan rate?

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 FIENS® 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.