

Sycamore at Spencer's Crossing TRACY



Elevation A

Available elevations:



Elevation A

Approx. square feet: 3,450

Stories: 2

Bedrooms: 5 - 6

Garage: 3-car

Plan Number: \$24T

The main floor of the Tracy plan is anchored by an expansive great room that flows into an open nook and kitchen with a center island, walk-in pantry and optional gourmet features. You'll also appreciate the formal living room, convenient bedroom and full bath. Upstairs, enjoy a lavish master suite, three generous bedrooms and a versatile loft. Personalization options include a covered patio, great room fireplace, study and a formal dining room with butler's pantry in lieu of the living room.



Elevation B



Elevation C

ESUAL HOUSING OPPORTUMITY COMMUNITY LOCATION

35355 Weather Way Murrieta, CA 92563 909-579-3288 HOME GALLERY 5171 California Ave Irvine, CA 92617

949-467-2600



COMMUNITY LOCATION 35355 Weather Way Murrieta, CA 92563 909-579-3288 HOME GALLERY 5171 California Ave Irvine, CA 92617 949-467-2600

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. ©2016 Richmond American Homes, Richmond American Homes of Maryland, Inc. California Department of Real Estate Proker, Corporation License Number 01842595. 11/3/2016

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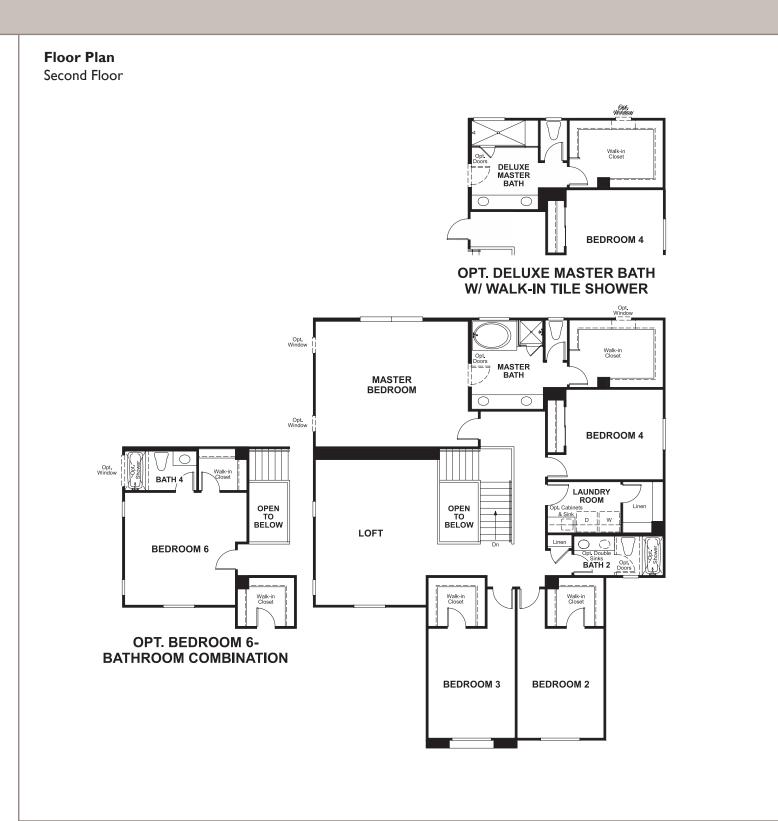
Floor Plan Main Floor OPT. COVERED PATIO OPT. COVERED PATIO **OPT. 12' SLIDING GLASS** DOOR **GREAT** ROOM GOURMET KITCHEN **KITCHEN OPT. GOURMET KITCHEN** Walk-in Pantry **BEDROOM 5 STUDY** LIVING ENTRY **OPT. STUDY** PORCH **3-CAR GARAGE** DINING ROOM ENTRY OPT. DINING ROOM/ **BUTLER'S PANTRY**

THIS PLAN'S PROJECTED = 68*
HERS® INDEX = 68*
Projected Rating Based on Plans – Field Confirmation Required

How does this floor plan rate?

Take a look: **I 00** = Standard new home* **I 30** = 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.