

# THE BIRCH

Approx. 2,310 sq. ft. | 3 to 5 bed | 2.5 to 3 bath | 2-car garage | Plan #L609



ELEVATION D

## ABOUT THE BIRCH

The main floor of the Birch plan offers a formal dining room, a spacious great room and a quiet study that can be optioned as an extra bedroom with full bath. You'll also appreciate the open kitchen with center island and optional gourmet features. Upstairs, you'll find a convenient laundry, a versatile loft and three generous bedrooms, including the elegant owner's suite with optional sitting room. Personalize this plan with an optional covered patio, deluxe owner's bath and more.

### COMMUNITY LOCATION:

Seasons at Kestrel Heights | Centennial Parkway and Pecos Road | North Las Vegas, NV 89081 | **702.638.4440**

### DESIGN CENTER LOCATION:

Las Vegas Home Gallery<sup>™</sup> | 7770 S. Dean Martin Drive, Suite 309 | Las Vegas, NV 89139 | **702.617.8400**

\*This information is presented for educational 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.

Floor plans 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. Prices, specifications and availability are subject to change without notice. ©2022 Richmond American Homes. In Nevada, homes are offered by Richmond American Homes of Nevada, Inc. (Nevada Contractor License #0026417) 5/9/2022



ELEVATION A



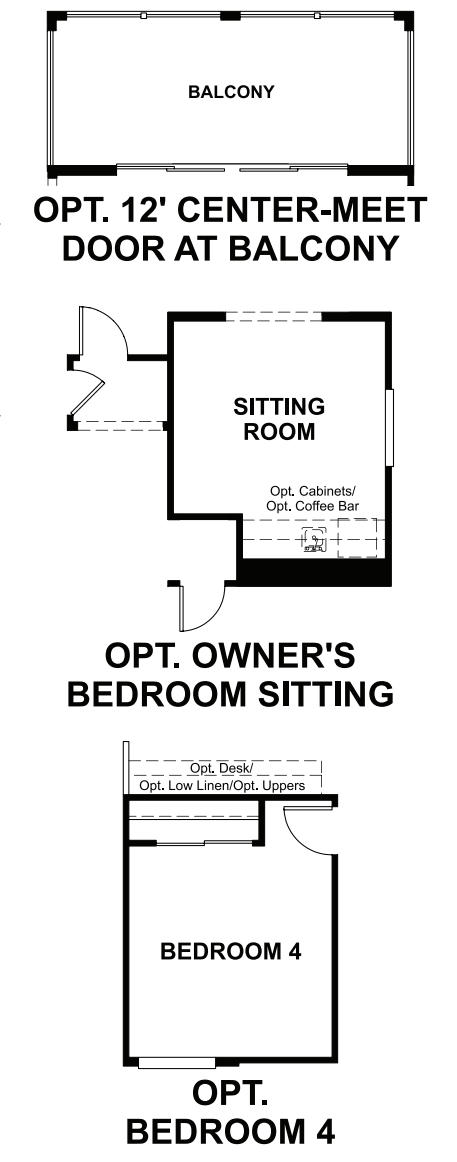
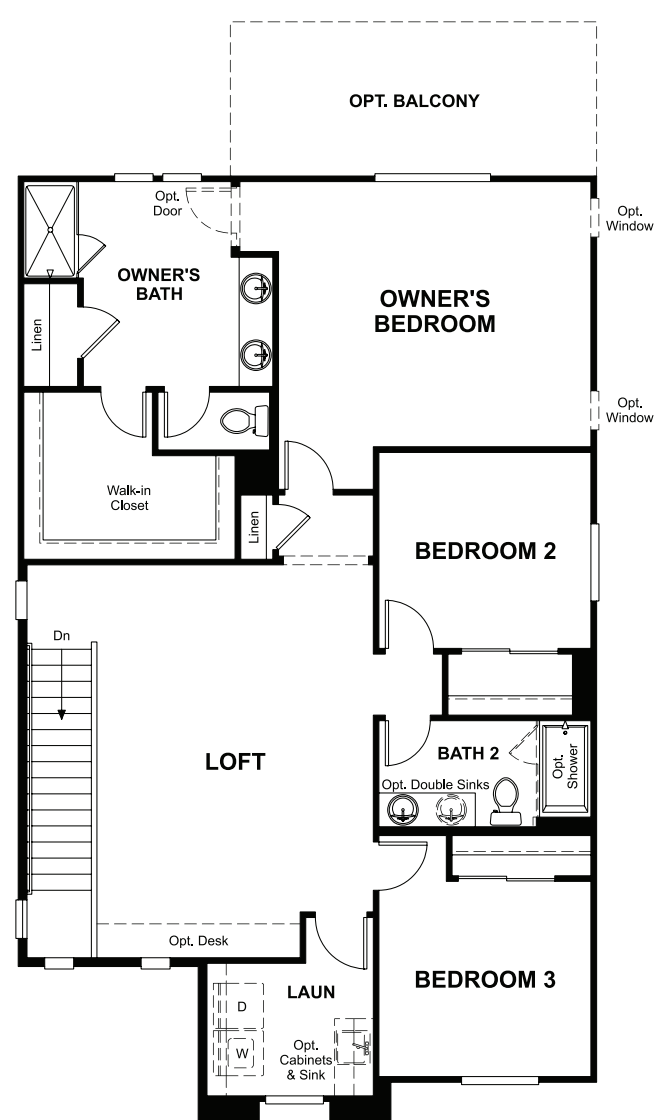
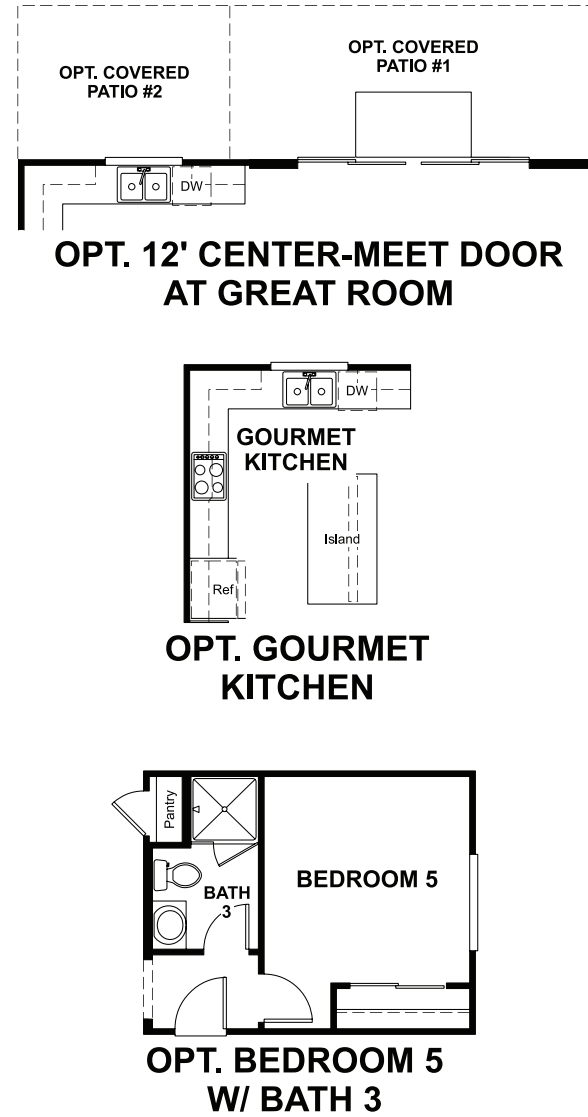
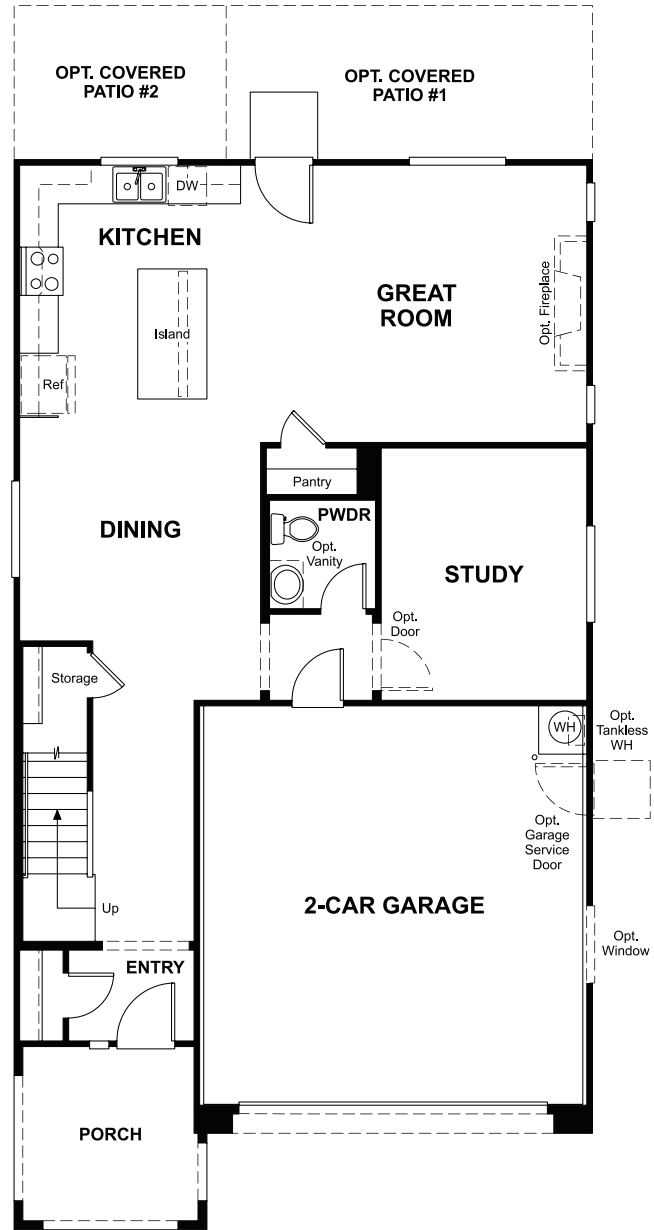
ELEVATION B



ELEVATION C

MAIN FLOOR

SECOND FLOOR



THIS PLAN'S PROJECTED **HERS® INDEX = 50\***  
 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 [RESNET.us](http://RESNET.us) and [HERSindex.com](http://HERSindex.com)

**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.