

Shelton Woods

AMHERST

FLEX ROOM

RECREATION

RECREATION

W/ OPT. SUNROOM AT FINISHED BASEMENT

OPT. FLEX ROOM W/ SUNROOM AT FINISHED BASEMENT

Floor Plan

**Basement** 

Approx. square feet: 3,350

RECREATION

MECHANICAL/ STORAGE ROOM

**OPT. FINISHED BASEMENT** 

Stories: 2 Bedrooms: 4 - 6 Garage: 2- to 3-car Plan Number: V279

DEN

OPT. DEN

BEDROOM 6

UNEXCAVATED

w/ Opt, 3 Car Garage

## Shelton Woods AMHERST



Elevation A

Available elevations:

**Elevation A** 





Elevation B Elevation C

Approx. square feet: 3,350

The Amherst features a dramatic two-story foyer with a library and formal living room on either side, as well as an open kitchen, nook and family room. Upstairs, admire the luxurious master suite with sitting room

and optional three-sided fireplace. Finished recreation

Stories: 2

Bedrooms: 4 - 6 Garage: 2- to 3-car Plan Number: V279

room is included!



**Elevation D** 

**Elevation E** 

#### **COMMUNITY LOCATION**

Courthouse Road and Shelton Shop Road Stafford,VA 22554 888-891-7349

#### **HOME GALLERY**

11393 Government Center Parkway Fairfax,VA 22030 888-891-7349



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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. Returns and are subject to change without notice. O8/12/2016

OPT. BASEMENT BATH SHOWER

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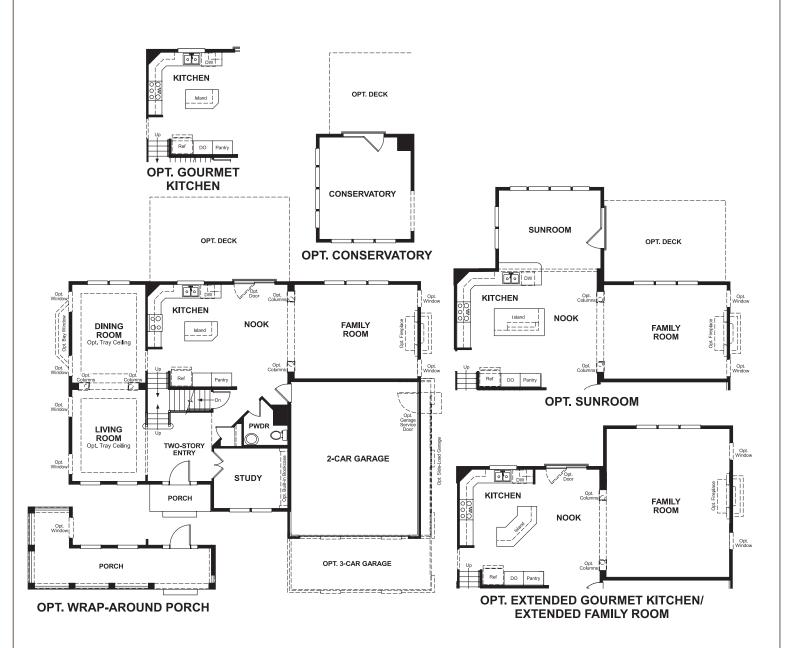
Shelton Woods

AMHERST

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### Floor Plan Main Floor



# THIS PLAN'S PROJECTED = 74\* HERS® INDEX = 74\* Projected Rating Based on Plans – Field Confirmation Required

#### How does this floor plan rate?

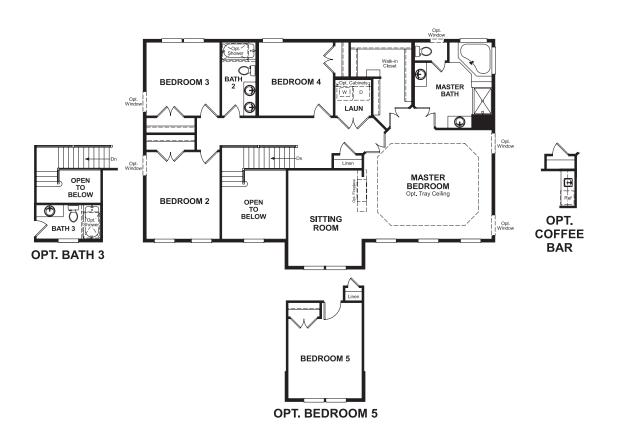
Take a look: **100** = Standard new home<sup>+</sup> **130** = Typical resale home<sup>++</sup>
The lower the number, the better! Refer to the RESNET® HERS index brochure or go to **www.RESNET.us** for details.

\*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.

Floor Plan Second Floor



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.