

# SKYLINE AT BEN AVE.

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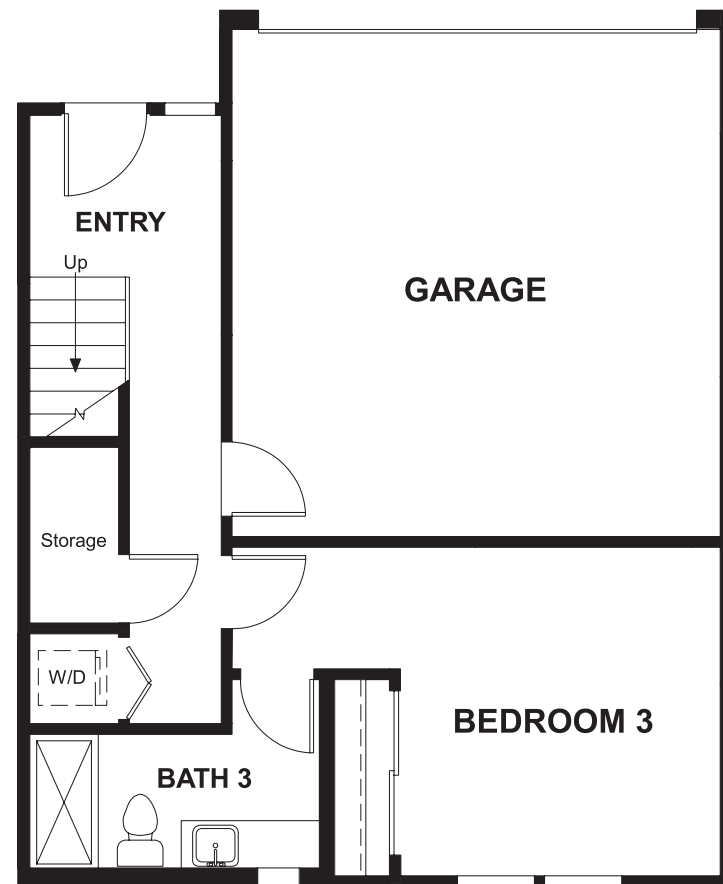
SKYLINE AT BEN AVE  
**CARNEGIE**

**APPROX. SQUARE FEET:** 1,900  
**STORIES:** 3

**BEDROOMS:** 3  
**GARAGE:** 2-CAR

SKYLINE AT BEN AVE  
**CARNEGIE**

## FLOOR PLAN LOWER FLOOR



# SKYLINE *at Ben Ave.*

CITYSCAPE COLLECTION  
by Richmond American

**APPROX. SQUARE FEET:** 1,900  
**STORIES:** 3  
**BEDROOMS:** 3  
**GARAGE:** 2-CAR

The lower floor of the contemporary Carnegie plan boasts a large bedroom, a full bath, convenient storage and a 2-car garage. The main floor offers open living and dining rooms, a corner kitchen with an optional island, and a spacious covered deck. On the third floor, you'll find a generous bedroom with a full bath and an elegant master suite with an expansive walk-in closet. A relaxing rooftop deck completes the home.



### COMMUNITY LOCATION

Magnolia Boulevard & Ben Avenue  
Los Angeles, CA 91607  
661-524-0169

### HOME GALLERY

5171 California Avenue, Suite 110  
Irvine, CA 92617  
800-852-9714



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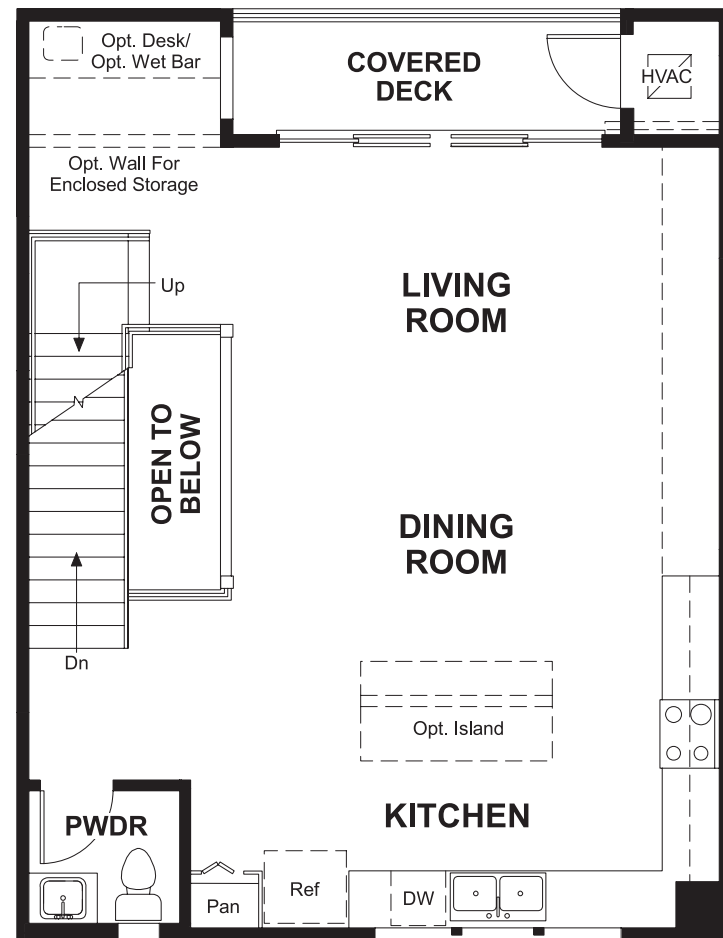
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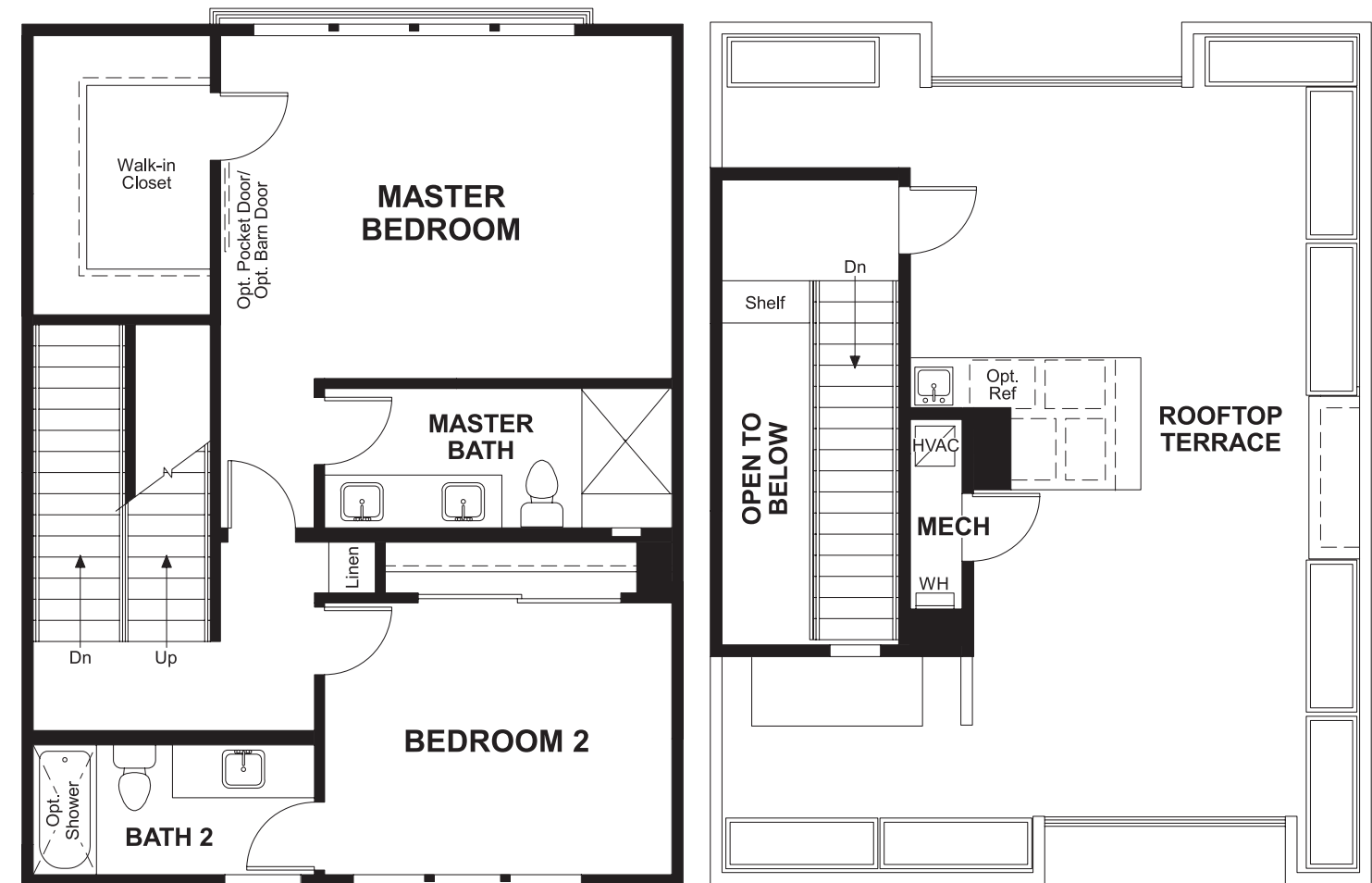


[RICHMONDAMERICAN.COM/SKYLINE](http://RICHMONDAMERICAN.COM/SKYLINE)

**FLOOR PLAN**  
MAIN FLOOR



**FLOOR PLAN**  
SECOND FLOOR



**ROOFTOP TERRACE**

**THIS PLAN'S PROJECTED  
HERS® INDEX = 67\***  
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 [www.RESNET.us](http://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.