

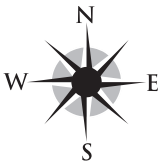
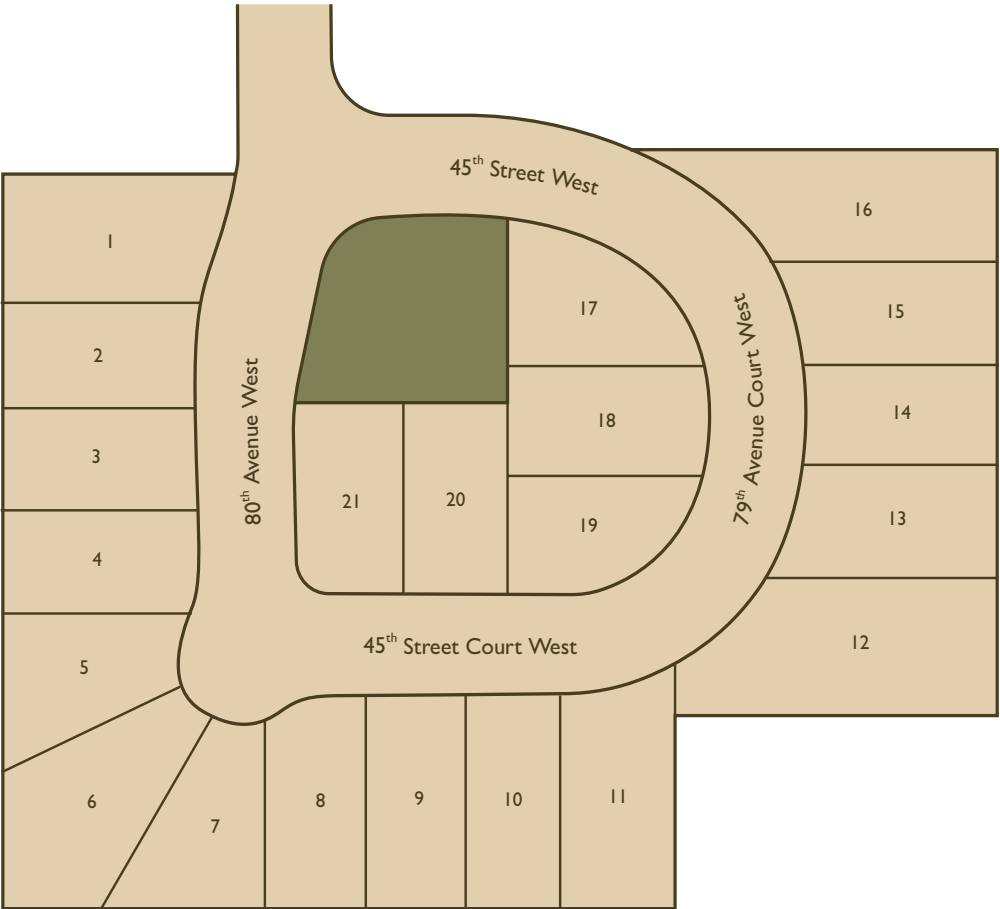
Village at University Place
LAYNE

Approx. square feet: 2,000
Stories: 2
Bedrooms: 3 - 4

Garage: 2-car
Plan Number: W19L

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LAYNE

Site Map



Map not drawn to scale.

 **RICHMOND AMERICAN HOMESITES**

COMMUNITY LOCATION
4510 80th Avenue West
University Place, WA 98466
253-693-4809

HOME GALLERY
310 29th Street North East
Puyallup, WA 98372
253-446-7277



Elevation C

Available elevations:



Elevation C



Elevation E

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The Layne plan is sure to impress with its open layout, smart features and personalized design options to fit every style. The main floor boasts a convenient powder room, a great room with a cozy fireplace and a gourmet kitchen with a double oven, walk-in pantry and island with breakfast bar. Upstairs, discover three generous bedrooms, including a spacious master suite with a walk-in closet and private bath, plus a roomy loft. Options include a chef's kitchen and gourmet patio.

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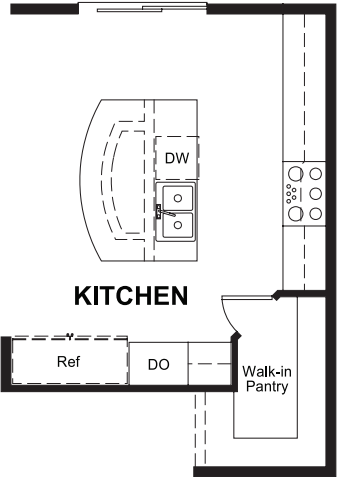
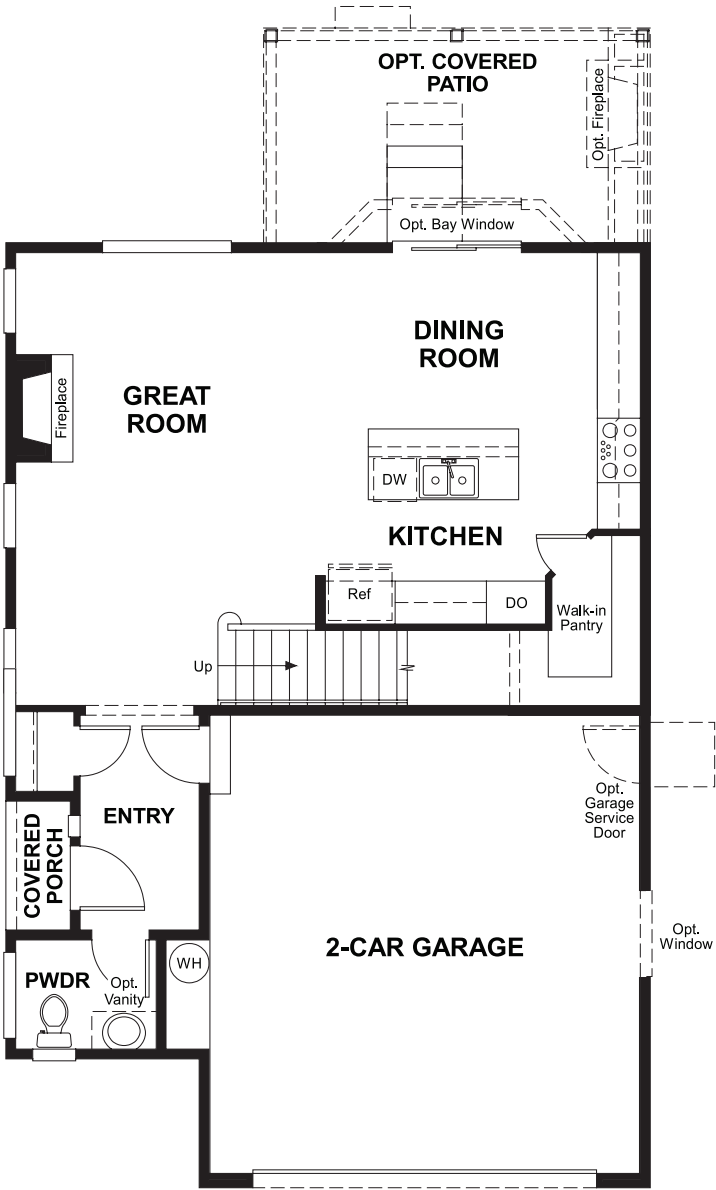


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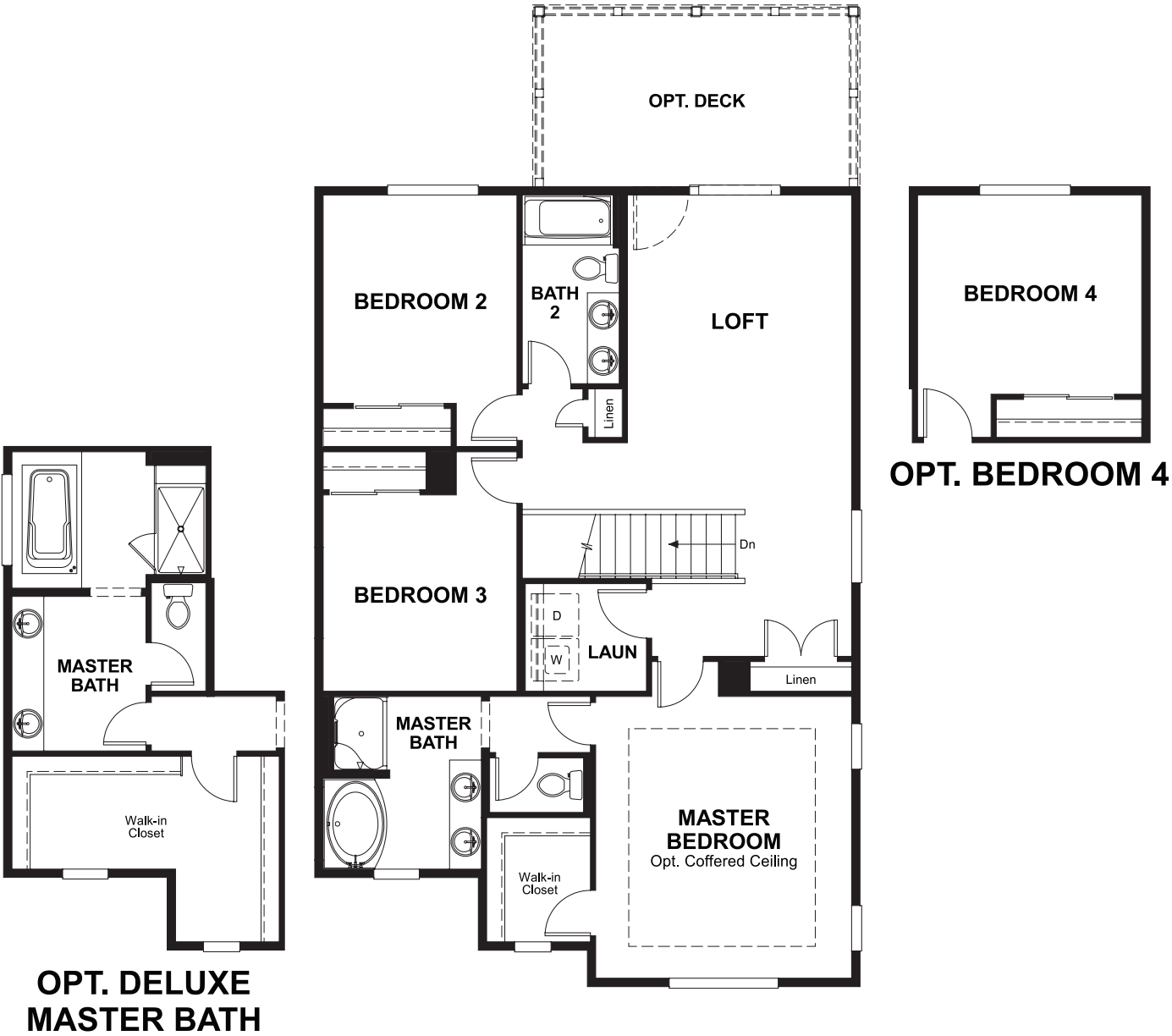
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Floor Plan
Main Floor



OPT. CHEF'S KITCHEN

Floor Plan
Second Floor



**OPT. DELUXE
MASTER BATH**

**THIS PLAN'S PROJECTED
HERS® INDEX = 52 ***
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 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.