

SKYLINE AT BEN AVE.

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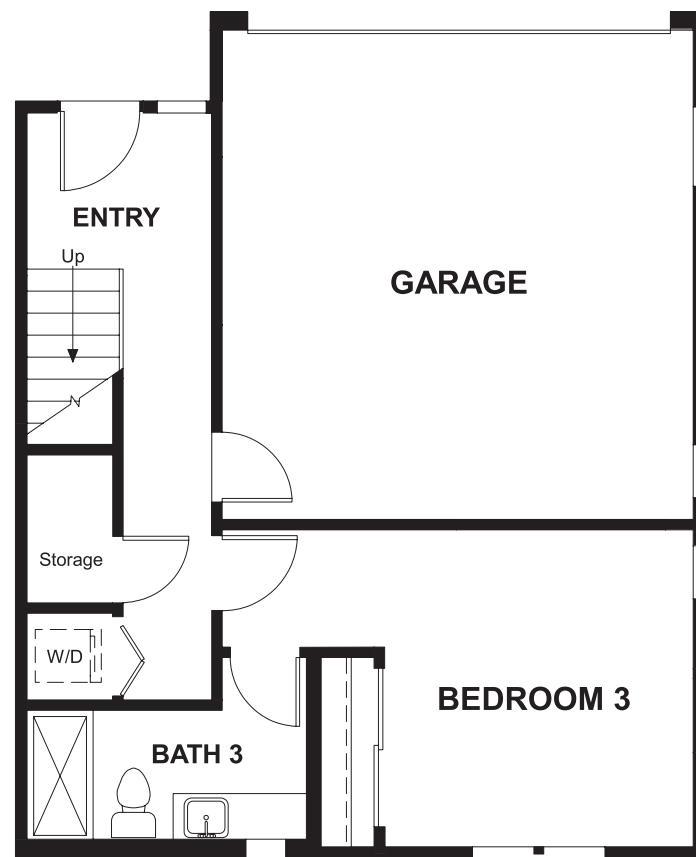
SKYLINE AT BEN AVE
MIDTOWN

APPROX. SQUARE FEET: 1,900
STORIES: 3

BEDROOMS: 3
GARAGE: 2-CAR

SKYLINE AT BEN AVE
MIDTOWN

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 modern Midtown plan offers three floors of comfortable living space, plus a roomy rooftop deck that's perfect for entertaining or stargazing. The lower floor features a bedroom, a full bath and abundant storage space, and the main floor boasts an open kitchen with an optional island and a covered deck off the living room. Upstairs, enjoy two inviting bedrooms, including a lavish master suite with a private bath.



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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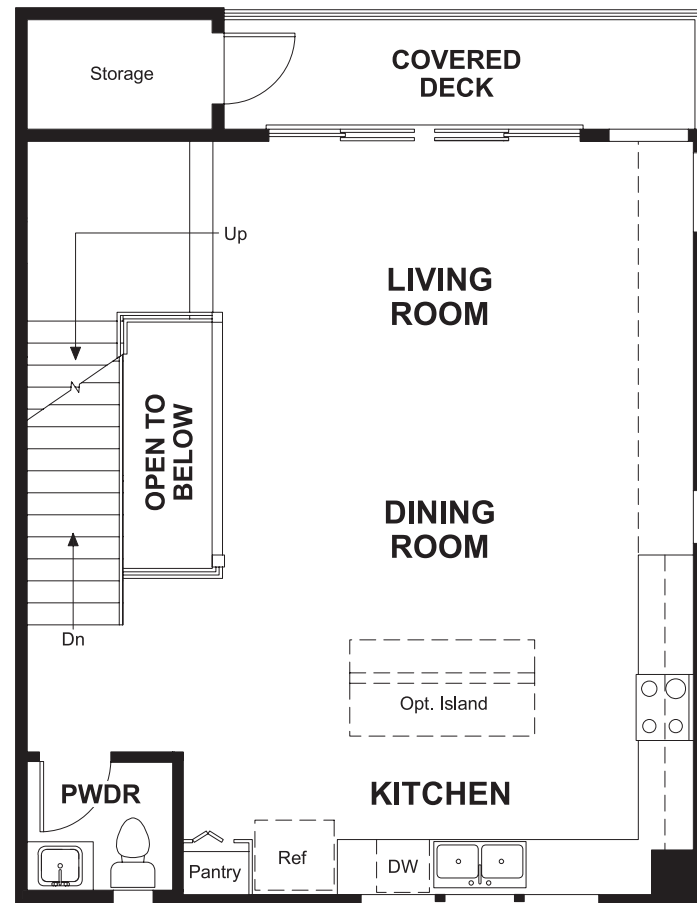


RICHMONDAMERICAN.COM/SKYLINE

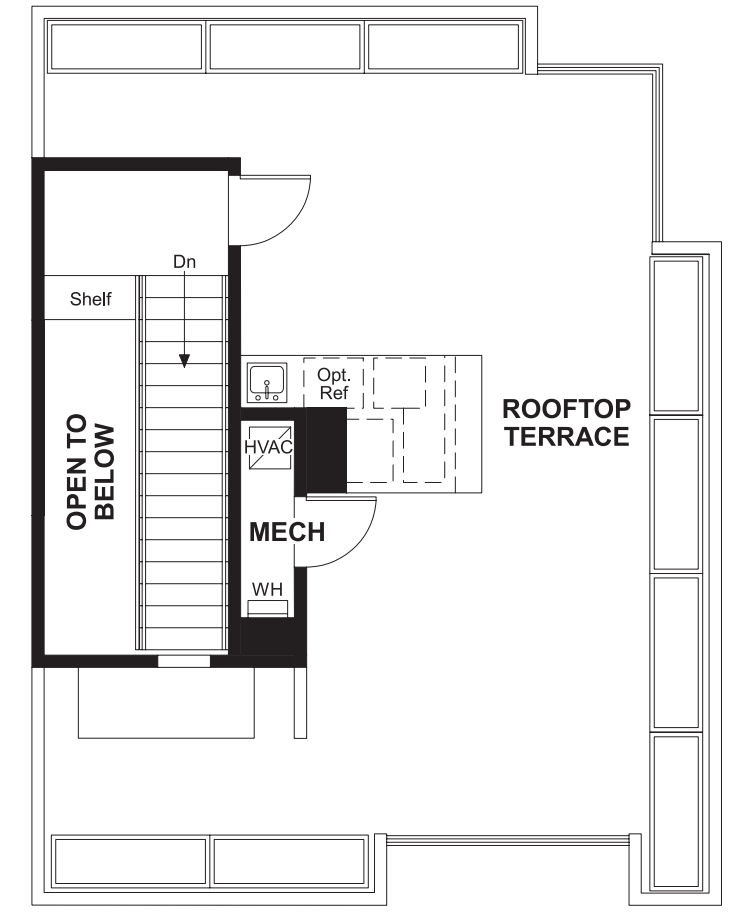
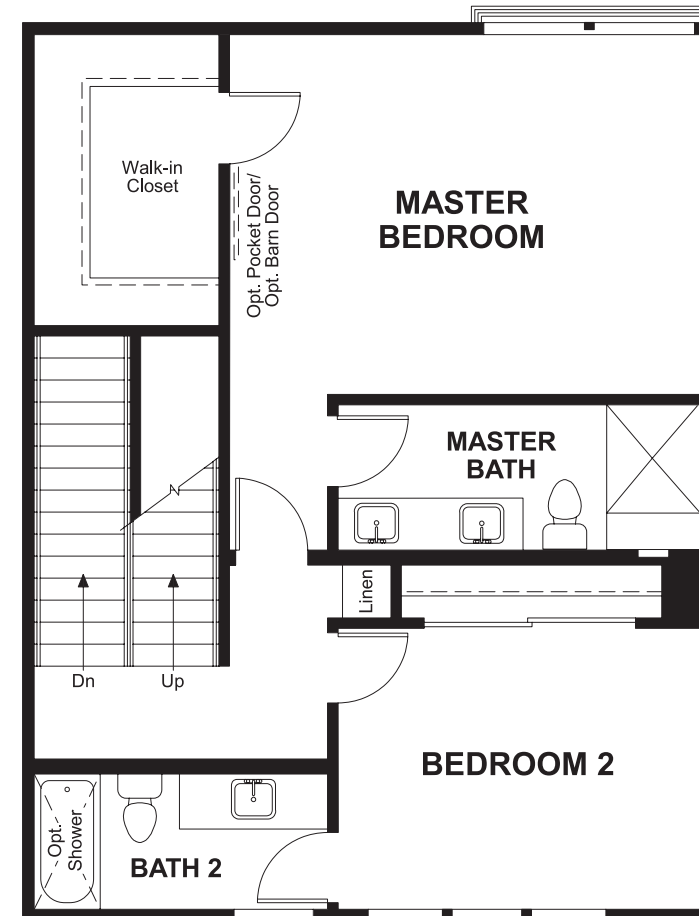
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FLOOR PLAN
MAIN FLOOR



FLOOR PLAN
SECOND FLOOR



ROOFTOP TERRACE

**THIS PLAN'S PROJECTED
HERS® INDEX = 71 ***
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.