

Marbella
ROBERT



Elevation A

Approx. square feet: 4,000

Stories: 1

Bedrooms: 5

Garage: 3-car

Plan Number: L40R

In addition to a luxurious master suite, the ranch-style Robert plan has a guest suite, complete with walk-in closet and private bath. Additional features include a courtyard entry, formal dining room, open kitchen and great room, nook, covered patio, butler's pantry and Jack-and-jill bath. A second master suite and game room are also available.

Available elevations:



Elevation A



Elevation B



Elevation C

COMMUNITY LOCATION

9709 Summer Bliss Avenue
Las Vegas, NV 89149
702-638-4440

HOME GALLERY

7770 South Dean Martin Drive, Suite 308
Las Vegas, NV 89129
702-617-8400



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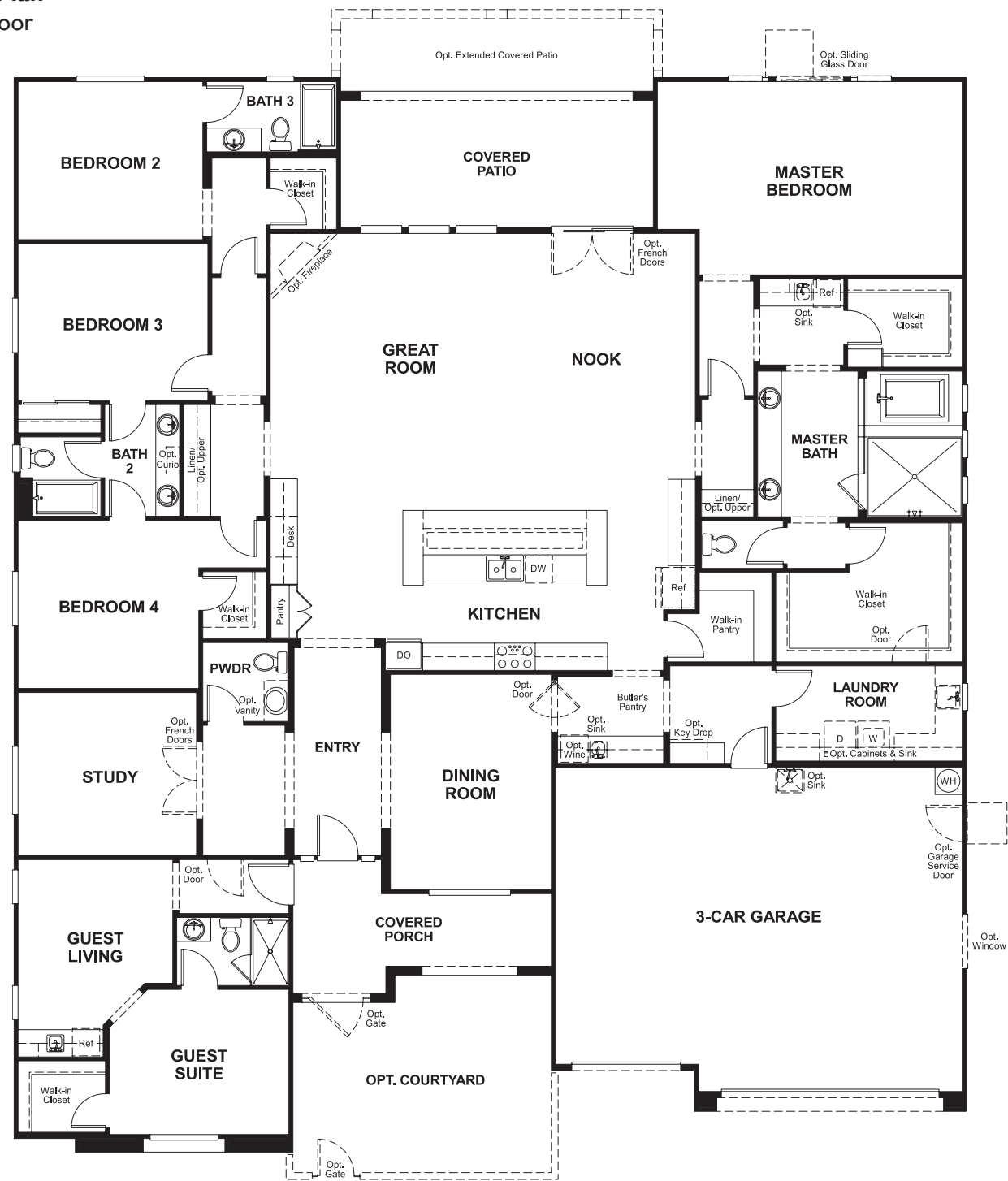


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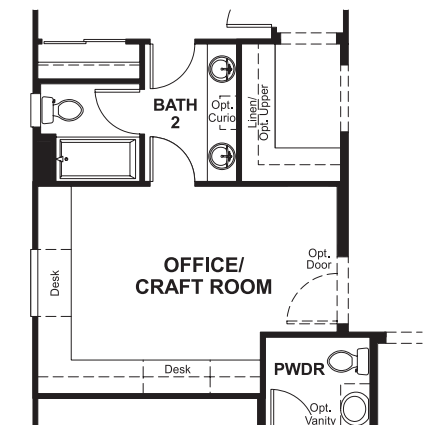
Floor Plan
Main Floor



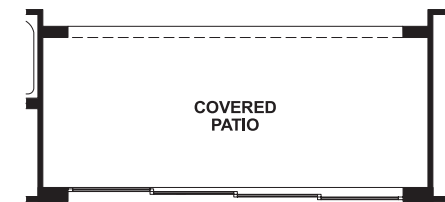
Floor Plan
Main Floor Options



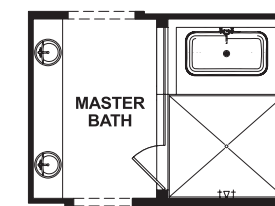
OPT. MASTER BEDROOM 2



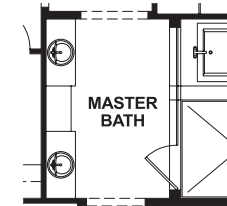
OPT. OFFICE/CRAFT ROOM



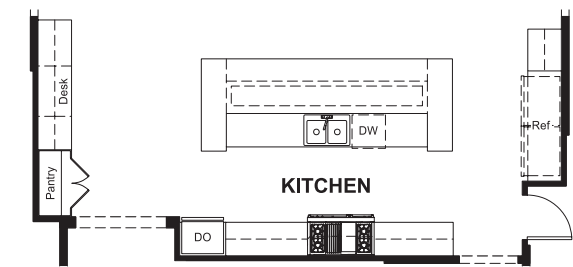
OPT. MULTI-SLIDE DOOR



OPT. FREE STANDING TUB



OPT. LOW VAINTY



OPT. PROFESSIONAL KITCHEN

THIS PLAN'S PROJECTED HERS® INDEX = 66*
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.