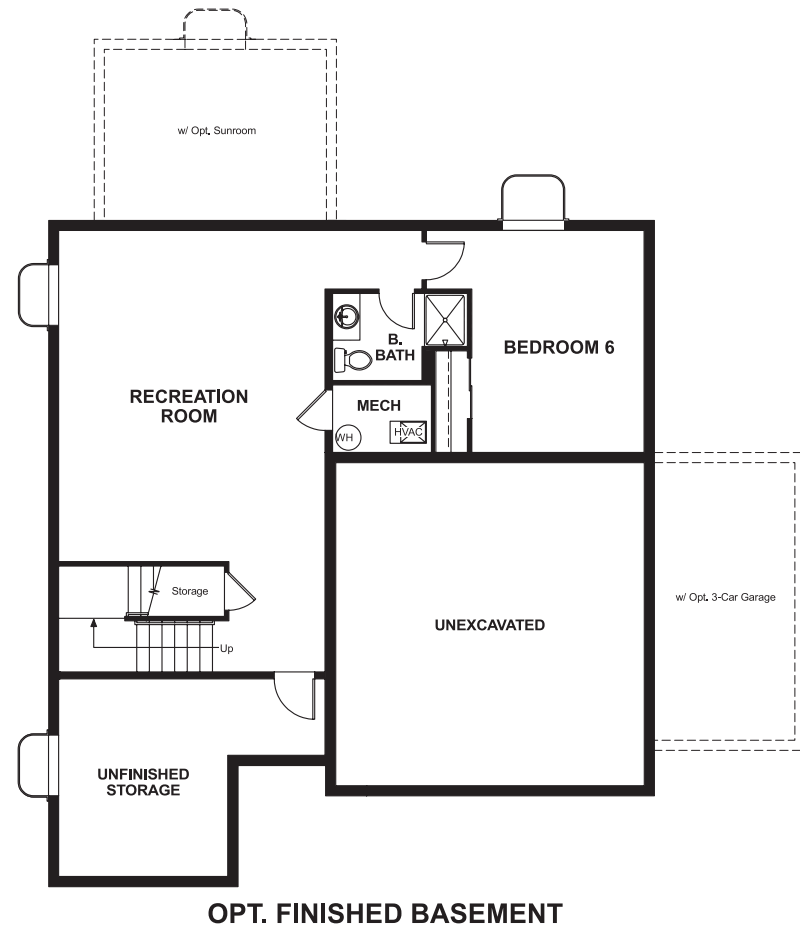


Bella Vira  
**STEINBECK**

**Approx. square feet:** 2,650  
**Stories:** 2  
**Bedrooms:** 4 - 6

**Garage:** 2- to 3-car  
**Plan Number:** D26A

**Floor Plan**  
Basement



**OPT. FINISHED BASEMENT**

**COMMUNITY LOCATION**  
South Overland Trail & West Elizabeth Street  
Fort Collins, CO 80521  
970-372-4507

**HOME GALLERY**  
8000 East Bellview Avenue, Unit B-90  
Greenwood Village, CO 80111  
888-402-4663



Bella Vira  
**STEINBECK**

**Approx. square feet:** 2,650  
**Stories:** 2  
**Bedrooms:** 4 - 6  
**Garage:** 2- to 3-car  
**Plan Number:** D26A

This attractive two-story home is highlighted by a large flex space near the entry, as well as an expansive kitchen with walk-in pantry and island. A fireplace can be added to the open great room. Relax in the spacious master retreat.



**Elevation A**

**Available elevations:**



**Elevation A**



**Elevation B**



**Elevation C**



**Elevation D**

**COMMUNITY LOCATION**  
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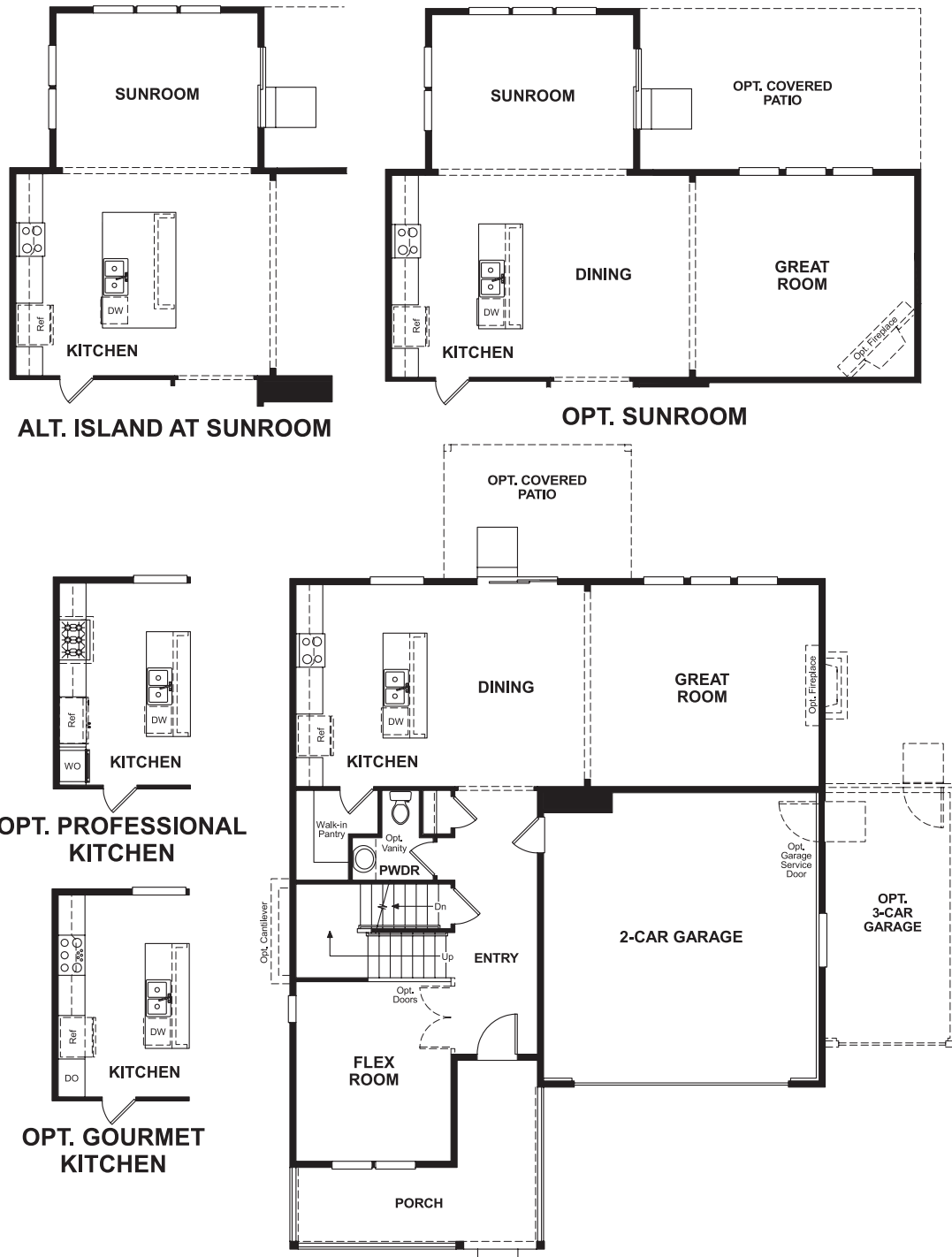


Bella Vira  
**STEINBECK**

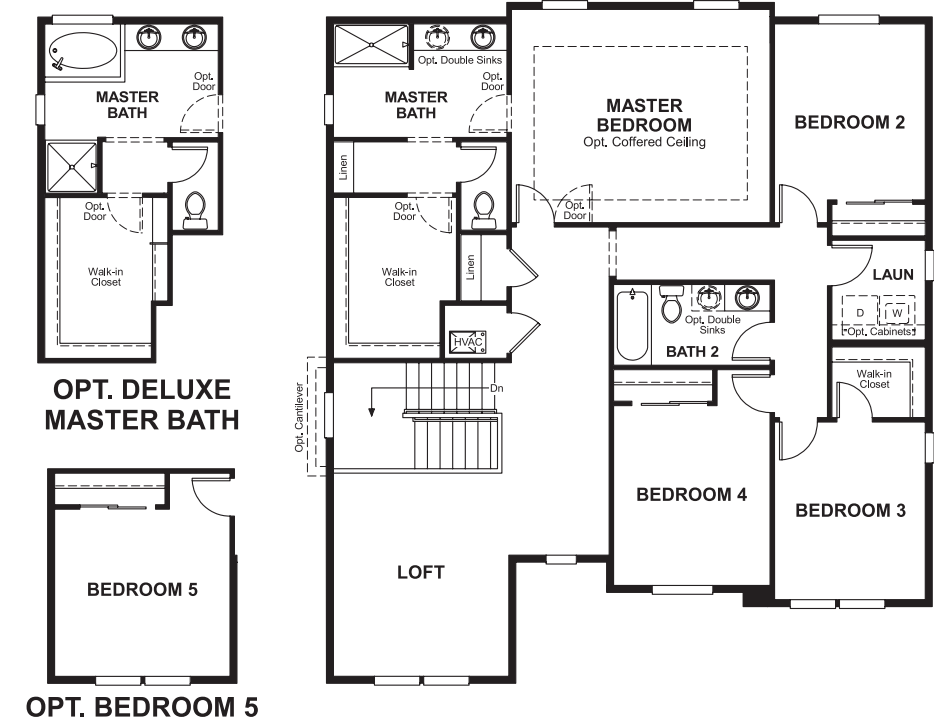
**Approx. square feet:** 2,650  
**Stories:** 2  
**Bedrooms:** 4 - 6

**Garage:** 2- to 3-car  
**Plan Number:** D26A

**Floor Plan**  
First Floor



**Floor Plan**  
Second Floor



**THIS PLAN'S PROJECTED  
HERS® INDEX = 55 \***  
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.<sup>^</sup>  
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.