

Granite Falls DESIREE



Elevation A

Available elevations:



Elevation A

Approx. square feet: 2,850

Stories: 2 Bedrooms: 4 - 5 Garage: 3-car

Plan Number: L28P

The main floor of the beautiful Desiree plan boasts a private study, a formal dining room and a convenient master suite with a deluxe bath and oversized walk-in closet. You'll also admire the spacious great room and gourmet kitchen with walk-in pantry and breakfast nook. Upstairs, you'll find a full bath and three large bedrooms, one of which can be optioned as a second master suite. An optional loft is also available.



Elevation B



Elevation C

COMMUNITY LOCATION

5527 Powell Prairie Avenue Las Vegas, NV 89085 702-638-4440 **HOME GALLERY**

7770 South Dean Martin Drive, Suite 308 Las Vegas, NV 89139 702-617-8400



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Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent the lowest-priced homes in the community. Features may include optional upgrades and may not be available on all homes. Square footage numbers are approximate and are subject to change without notice. Prices, specifications and availability subject to change without notice. Q2017 Richmond American Homes. In Nevada, homes are offered by Richmond American Homes of Nevada, Inc. (Nevada Contractor License #0026417). 06/05/2017

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Floor Plan Main Floor COVERED PATIO COVERED PATIO **OPT. SLIDING GLASS OPT. MULTI-SLIDE DOOR DOOR AT GREAT ROOM** AT GREAT ROOM OPT. COVERED PATIO 3 OPT. COVERED PATIO 2 OPT. COVERED PATIO 1 COVERED **OPT. MULTI-SLIDE DOOR** AT NOOK MASTER BEDROOM NOOK GREAT ROOM COVERED PATIO MASTER MASTER **OPT. SLIDING GLASS** GOURMET **DOOR AT NOOK KITCHEN** DINING ROOM _ <u>Key</u> Drop MUDROOM OPT. WALK-IN **SHOWER OPT. KEY DROP** STUDY DELUXE MASTER BATH 2-CAR GARAGE OPT. DELUXE **MASTER BATH**

THIS PLAN'S PROJECTED = 64*
HERS® INDEX = 64*
Projected Rating Based on Plans – Field Confirmation Required

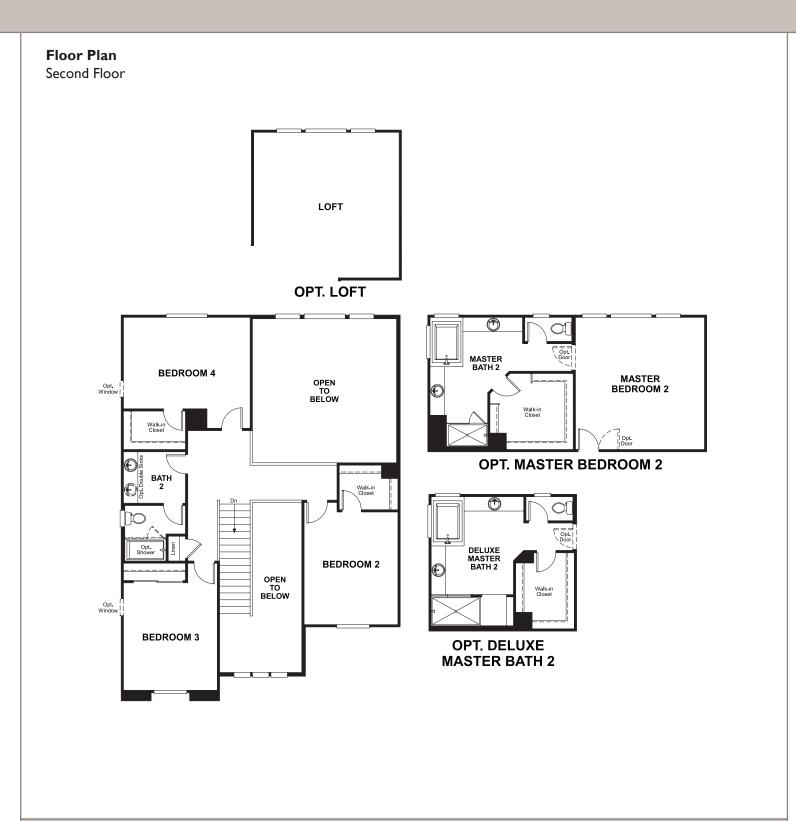
How does this floor plan rate?

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.

*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 NLSNET® Reference Floring definition with a HERS® index of 130.



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.

[^]RESNET® has developed the HERS® index to indicate the comparative efficiencies of homes. It is no guarantee that energy efficiencies will be achieved.