RICHMOND AMERICAN HOMES

LUMIN AT VALENCIA

THE NASSEE

Approx. 1,820 sq. ft. | 3 bed | 2.5 bath | 2-car garage | Plan #SA03



ELEVATION C

ABOUT THE NASSEE

The two-story Nassee plan welcomes guests with a charming covered entry and continues to impress with an open-concept main floor offering a roomy dining area, a thoughtfully designed kitchen with a center island, and an expansive great room. You'll also appreciate a convenient powder room. A laundry, a shared bath, and two secondary bedrooms can be found upstairs, as can a stunning primary suite boasting an oversized walk-in closet and a private bath with double sinks.



ELEVATION A



ELEVATION B

COMMUNITY LOCATION:

Lumin at Valencia | 27523 Highland Lane | Valencia, CA 91381 | **661.300.7101**

*This information is presented for educational 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).

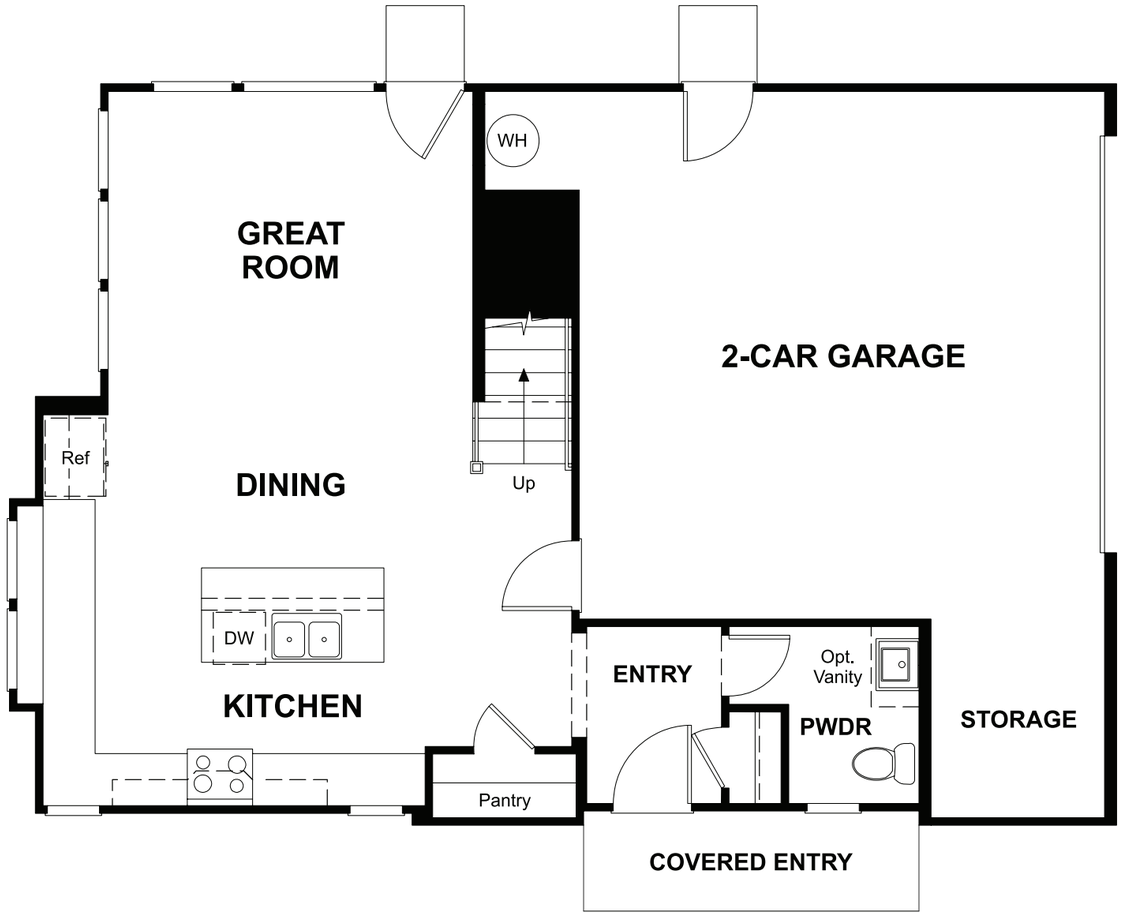
***Typical resale home is based on the U.S. Department of Energy definition with a HERS index of 130.

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

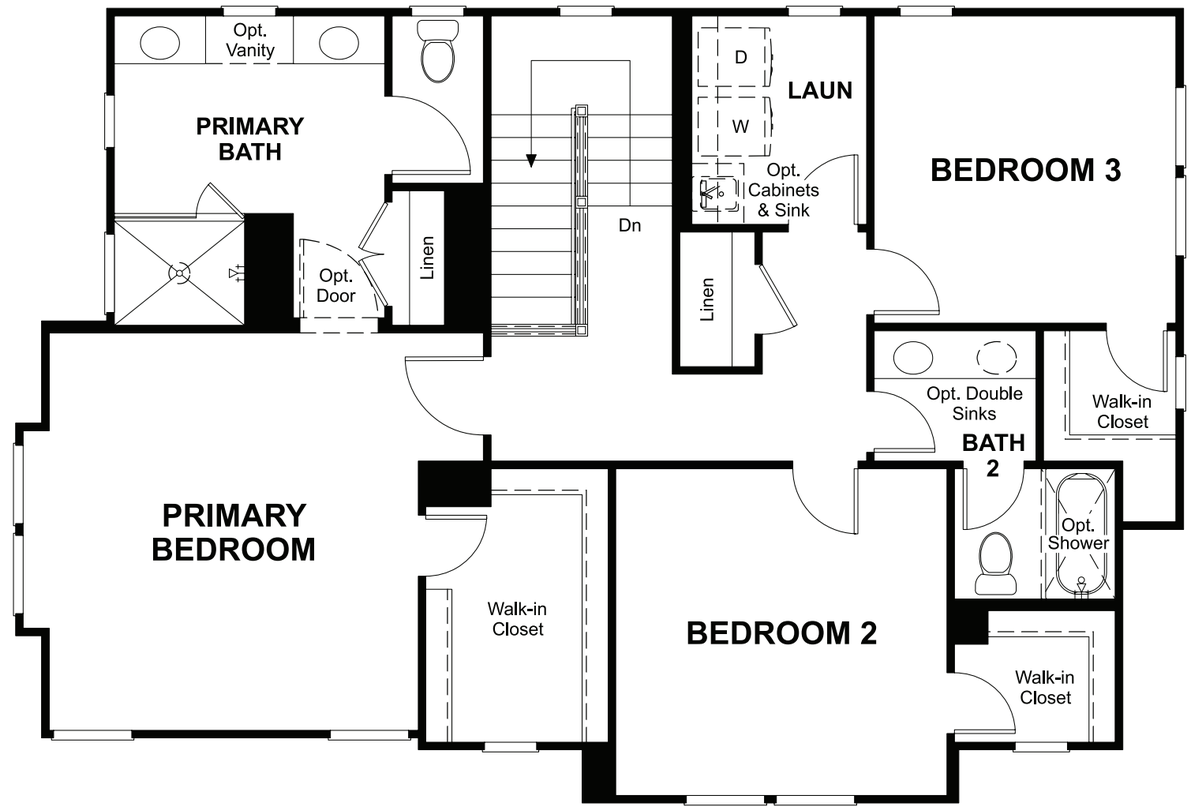
EQUAL HOUSING OPPORTUNITY

Floor plans 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. Prices, specifications and availability are subject to change without notice. Square footage is approximate and subject to change without notice. ©2026 Richmond American Homes, Richmond American Homes of Maryland, Inc., California Department of Real Estate – Real Estate Broker, Corporation License Number 01842595. 02/27/2026

MAIN FLOOR
PRELIMINARY



SECOND FLOOR
PRELIMINARY



THIS PLAN'S PROJECTED
HERS® INDEX = 7 *
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 **RESNET.us** and **HERSindex.com**

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.