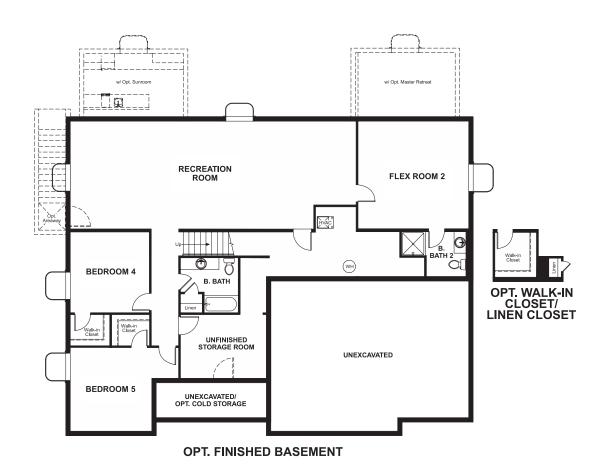


Ironwood HELENA Approx. square feet: 1,950

Stories: 1 Bedrooms: 3 - 6 Garage: 3-car
Plan Number: U236

Ironwood HELENA

# Floor Plan Basement





Elevation B

### Available elevations:



**Elevation B** 

Approx. square feet: 1,950

Stories: |

**Bedrooms:** 3 - 6 **Garage:** 3-car

Plan Number: U236

A charming covered front porch welcomes guests to the ranch-style Helena plan. Inside, you'll find a formal dining room, a spacious great room and a gourmet kitchen with a walk-in pantry, center island and breakfast nook. The lavish master suite boasts an immense walk-in closet and deluxe bath, and is separated from two additional bedrooms for privacy. Other highlights include a convenient powder room, an unfinished basement and a 3-car garage. Options include a sunroom, master retreat, finished basement, upstairs loft or bonus room, and covered patio.



**Elevation C** 



Elevation E

# COMMUNITY LOCATION 277 Fast Sandhill Drive

277 East Sandhill Drive Saratoga Springs, UT 84045 801-545-3429

#### **HOME GALLERY**

849 West Levoy Drive, Suite 108 Salt Lake City, UT 84123 801-545-3435



## **COMMUNITY LOCATION**

277 East Sandhill Drive Saratoga Springs, UT 84045 801-545-3429

#### HOME GALLERY

849 West Levoy Drive, Suite 108 Salt Lake City, UT 84123 801-545-3435



Ironwood **HELENA**  Approx. square feet: 1,950

Stories: | Bedrooms: 3 - 6 Garage: 3-car

Plan Number: U236

# Floor Plan Main Floor OPT. COVERED PATIO SUNROOM SUNROOM GREAT **OPT. FIREPLACE** AT MASTER **OPT. 66" REFRIGERATOR** BEDROOM **OPT. SUNROOM** W/ OPT. SUNROOM RETREAT **OPT. DELUXE MASTER BATH 1 OPT. MASTER RETREAT** DELUXE MASTER BATH KITCHEN MASTER BEDROOM GREAT ROOM OPT. DELUXE **MASTER BATH 2** MASTER BATH **OPT. GOURMET KITCHEN** BEDROOM 3 **OPT. TILE SHOWER** BATH 2 STUDY 3-CAR GARAGE FLEX ROOM BEDROOM 2 PORCH **OPT. STUDY OPT. FLEX ROOM OPT. STAIRS TO SECOND FLOOR**

# How does this floor plan rate?

Take a look: 100 = Standard new home<sup>+</sup> 130 = Typical resale home<sup>++</sup> The lower the number, the better! Refer to the RESNET® HERS index brochure or go to www.RESNET.us for details.

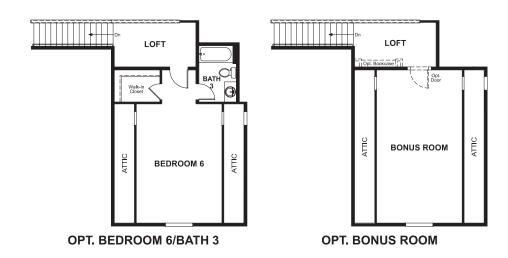
Projected Rating Based on Plans – Field Confirmation Required

THIS PLAN'S PROJECTED

HERS® INDEX = 0

## Floor Plan

**Optional Second Floor** 



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.

<sup>\*</sup>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.

<sup>+</sup>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).

<sup>++</sup>Typical resale home is based on the U.S. Department of Energy definition with a HERS® index of 130.

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