

Mountain Vail Ranch  
**BEDFORD**



**Elevation A**

**Available elevations:**



**Elevation A**



**Elevation B shown with optional stone**



**Elevation C shown with optional stone**

**Approx. square feet:** 2,300  
**Stories:** 2  
**Bedrooms:** 3 - 4  
**Garage:** 2- to 3-car  
**Plan Number:** T722

Bedford plan offers two stories of smartly designed living space. On the main floor, you'll find a spacious dining room, great room and kitchen with a center island, as well as a convenient mudroom and powder room off the 2-car garage. Upstairs, there's a versatile loft, a centrally located laundry room, a hall bath and three inviting bedrooms—including a master suite with a walk-in closet and private bath. Options: fireplace, deluxe master bath, bedroom in lieu of the loft, sunroom and a 3-car garage.



**COMMUNITY LOCATION**  
9494 South Horned Lizard Circle  
Tucson, AZ 85747  
520-498-4155

**HOME GALLERY**  
3091 West Ina Road  
Tucson, AZ 85741  
520-498-4112



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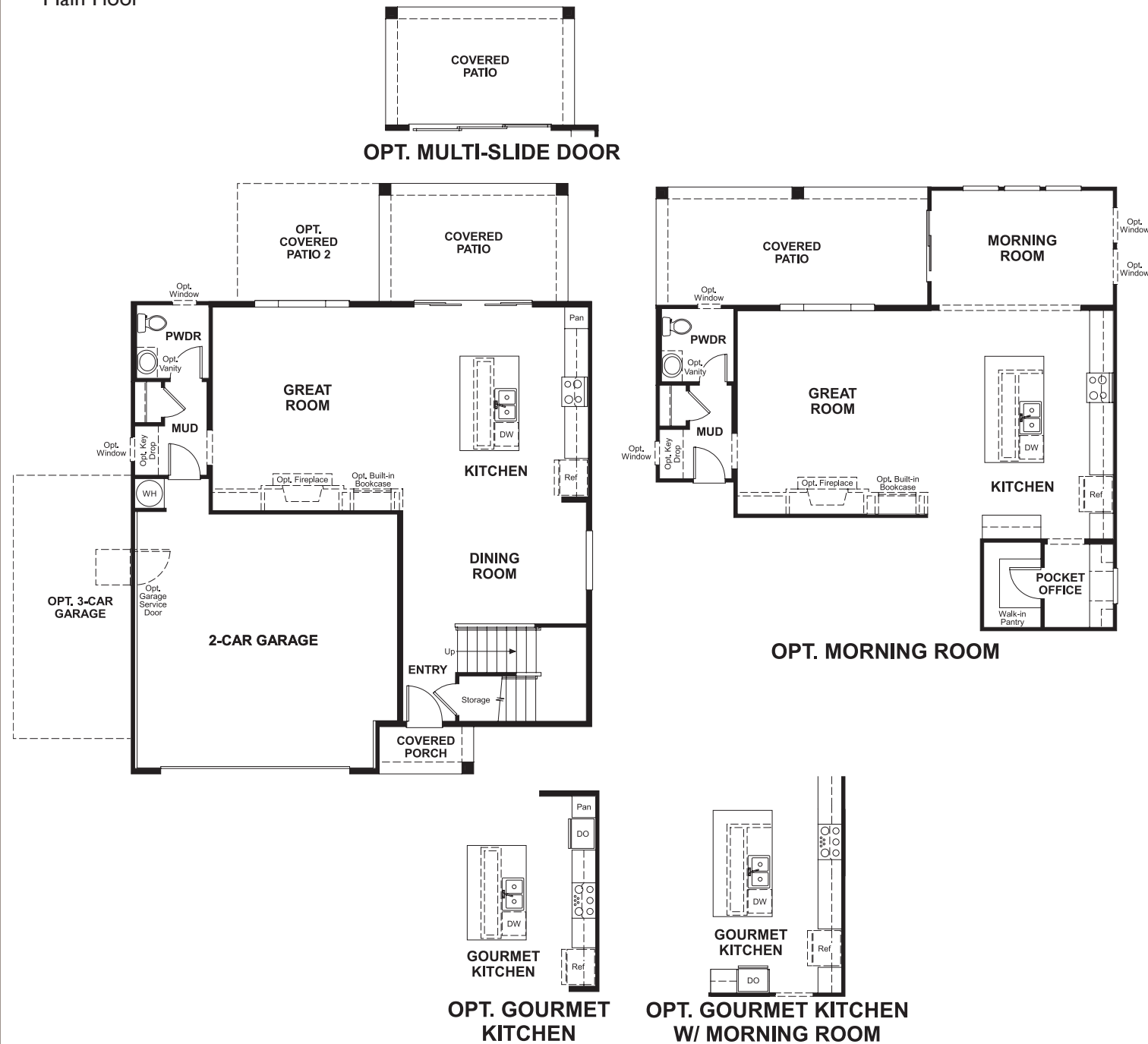
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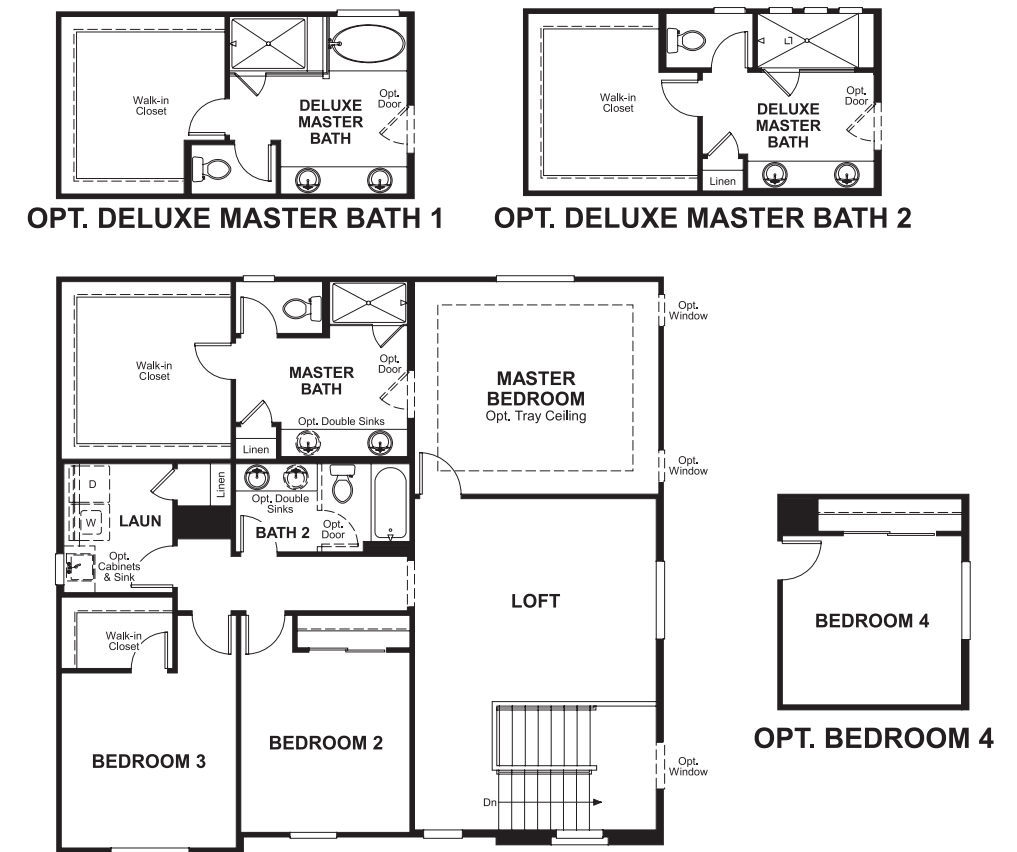
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**Floor Plan**  
Main Floor



**Floor Plan**  
Second Floor



**THIS PLAN'S PROJECTED 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](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. 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.