

Cottonwood Estates  
**ROCCO**



**Elevation A**

**Approx. square feet:** 3,450

**Stories:** 1

**Bedrooms:** 4

**Garage:** 3-car

**Plan Number:** P34R

The Rocco comes with an inspired courtyard entrance. Inside, a spacious floor plan is anchored by a great room that flows into a breakfast nook—with an adjacent formal dining room—and an open kitchen with a large eat-in island and access to the covered patio. A private study and four comfortable bedrooms complete this floor plan—including a master suite with a spa-like master bath.

**Available elevations:**



**Elevation B**



**Elevation C**



**COMMUNITY LOCATION**

18617 West Rancho Court  
Litchfield Park, AZ 85340  
480-624-0244

**HOME GALLERY**

16427 North Scottsdale Road, Suite 175  
Scottsdale, AZ 85254  
877-444-1485



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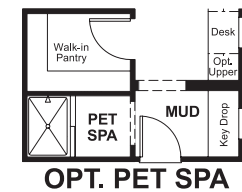
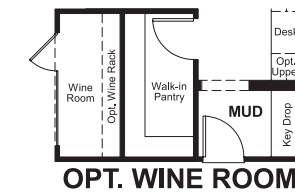
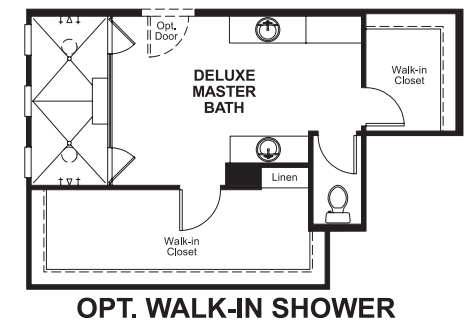
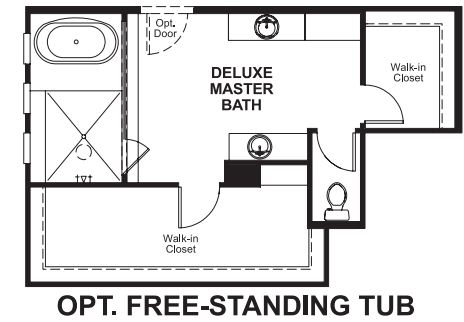
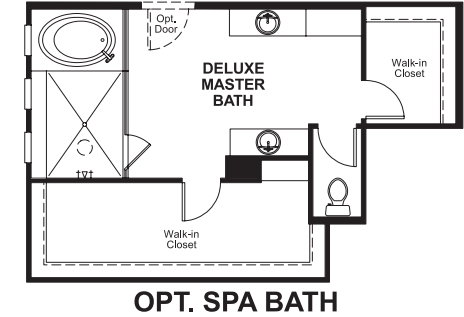
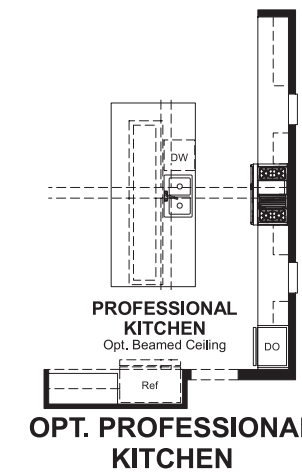
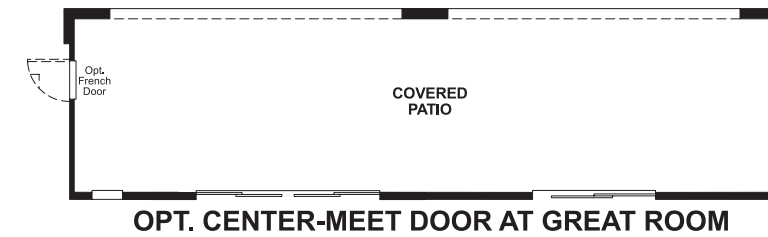
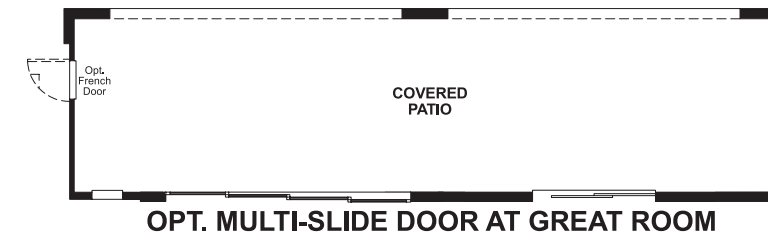
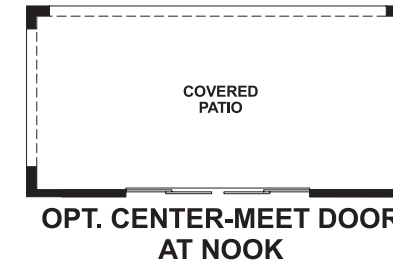
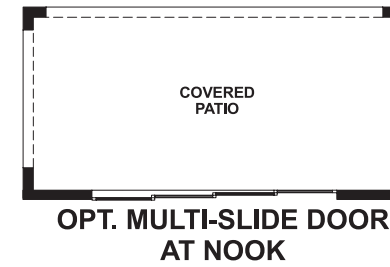
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**Floor Plan**  
Main Floor



**Floor Plan**  
Main Floor Options



**THIS PLAN'S PROJECTED HERS® INDEX = 60\***  
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.

<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.