

# THE SAGE

Approx. 3,250 sq. ft. | 2 stories | 4-5 bedrooms | 2-car garage | Plan #L658



ELEVATION C

## ABOUT THE SAGE

The Sage plan offers comfortable spaces for living, working and entertaining. Gather in the spacious great room or dining area—both open to the gourmet kitchen with large center island and walk-in pantry—or move the party onto the covered patio with optional multi-slide doors. Don't worry about disturbing anyone in the study/optional guest suite; it's separated from the other main-floor spaces for privacy. Upstairs you'll find comfortable bedrooms, a master suite with private bath, a teen room and a convenient laundry.

## COMMUNITY LOCATION:

COLEBURN AT HIGHLAND HILLS | Jones Boulevard and Erie Avenue | Las Vegas, NV 89141 | 702.638.4440

\*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.

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. Square footage numbers are approximate and are subject to change without notice. ©2018 Richmond American Homes, Richmond American Homes of Virginia, Inc. 10/23/2018



ELEVATION A

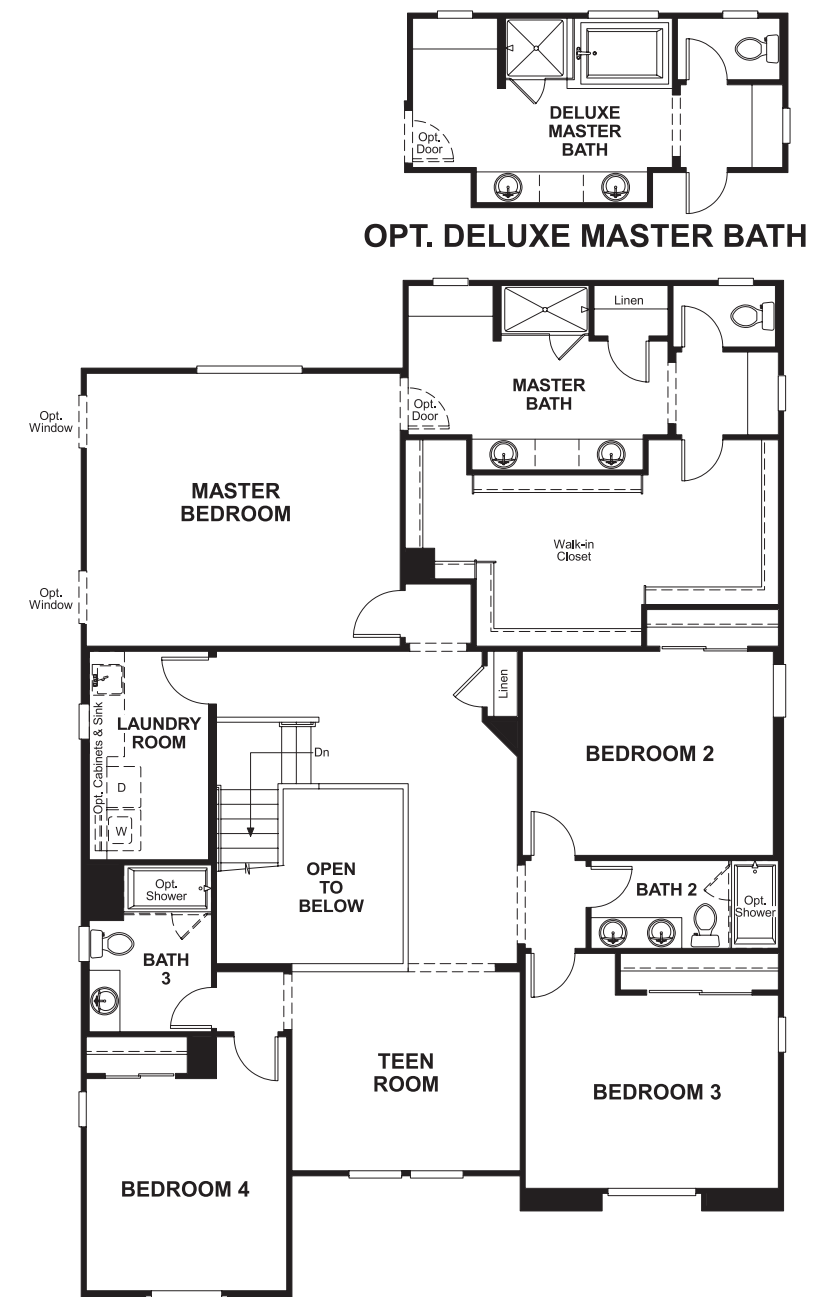
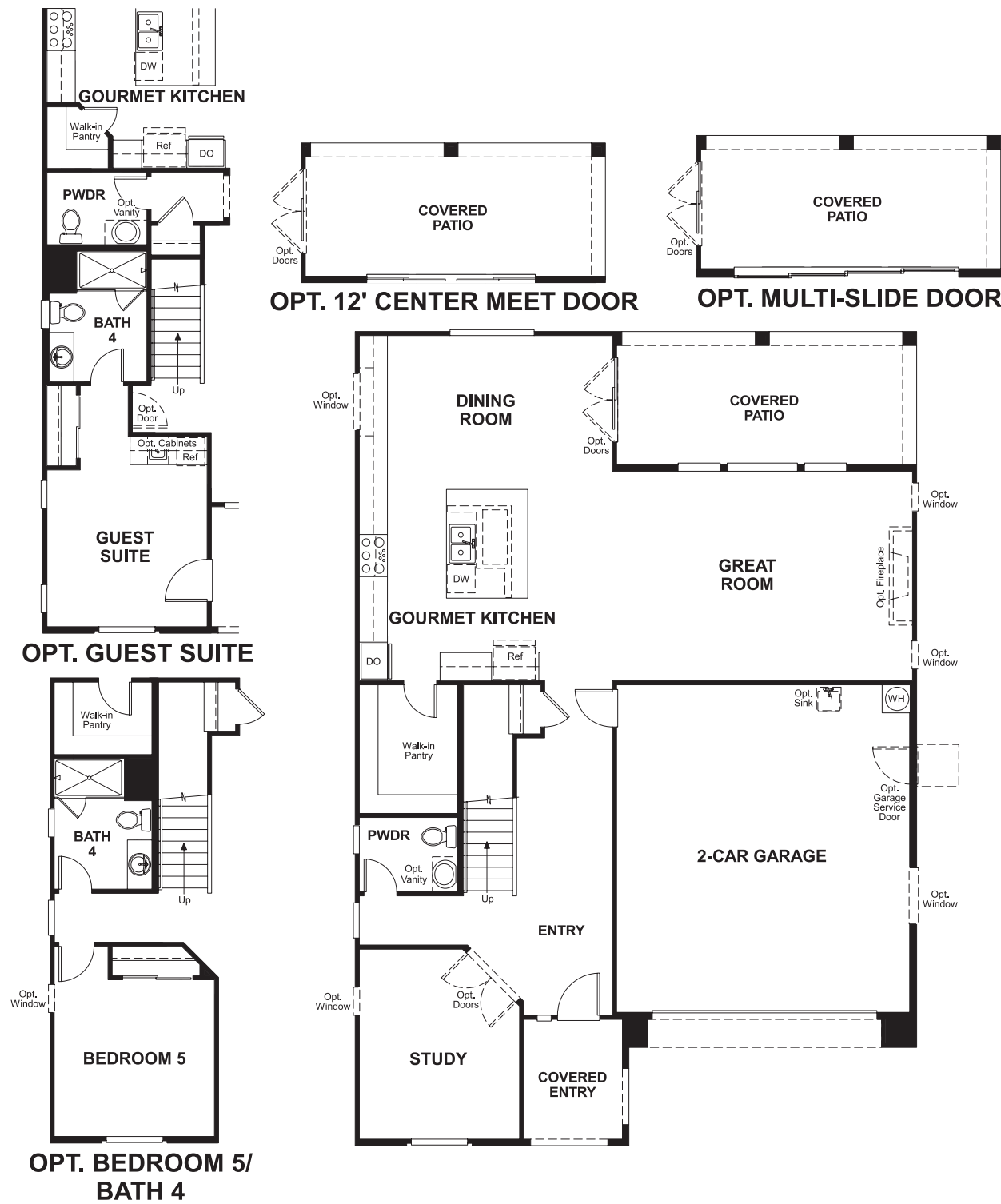


ELEVATION B



MAIN FLOOR

SECOND FLOOR



THIS PLAN'S PROJECTED **HERS® INDEX = 61** \*  
 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 number, the better! Refer to the RESNET® HERS index brochure or go to [www.RESNET.us](http://www.RESNET.us) and [www.HERSindex.com](http://www.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.