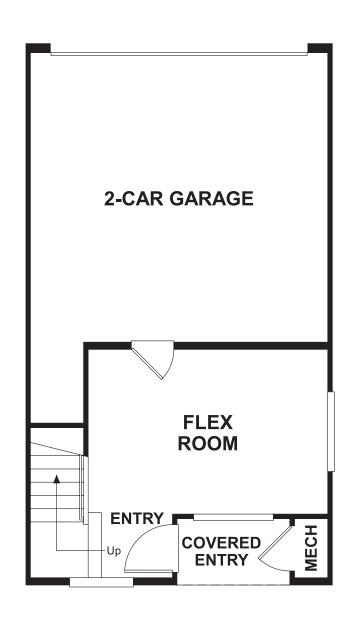


Walnut Village **WALLACE** Approx. square feet: 1,600

Stories: 2 **Bedrooms:** 3 Garage: 2-car Plan Number: S688

Walnut Village **WALLACE**

Floor Plan Lower Floor





Elevation Building 2

Available elevations:

Approx. square feet: 1,600

Stories: 2 **Bedrooms:** 3 Garage: 2-car

Plan Number: S688

The charming Wallace plan offers three floors of exceptional living. A flex room on the lower floor is easily adapted to your personal lifestyle needs. Main-floor highlights include a balcony and a great room that flows into the dining area and kitchen—offering a convenient center island and optional gourmet features. Upstairs, you'll find the master suite, plus two additional bedrooms sharing a Jack-and-Jill bath. An alternate upstairs layout with two

master suites is available.



Elevation Building 2

COMMUNITY LOCATION 14834 West Nordhoff Street

Panorama City, CA 91402 818-895-4507

HOME GALLERY 5171 California Avenue Irvine, CA 92617 800-852-9714

EGUAL HOUSING OPPORTUNITY

COMMUNITY LOCATION

14834 West Nordhoff Street Panorama City, CA 91402 818-895-4507

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Floorplans 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. Prices, specifications and availability subject to change without notice. California Department of Real Estate - Real Estate Broker, Corporation License Number 01842595. 07/17/2017

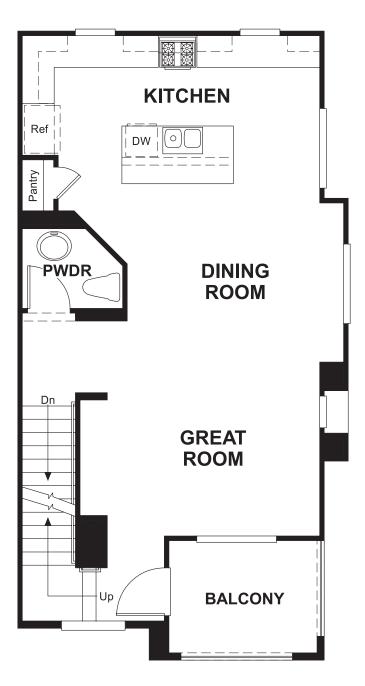
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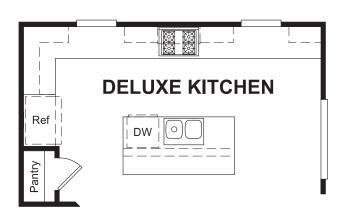


Walnut Village **WALLACE** Approx. square feet: 1,600

Stories: 2 **Bedrooms:** 3 Garage: 2-car Plan Number: S688

Floor Plan Main Floor





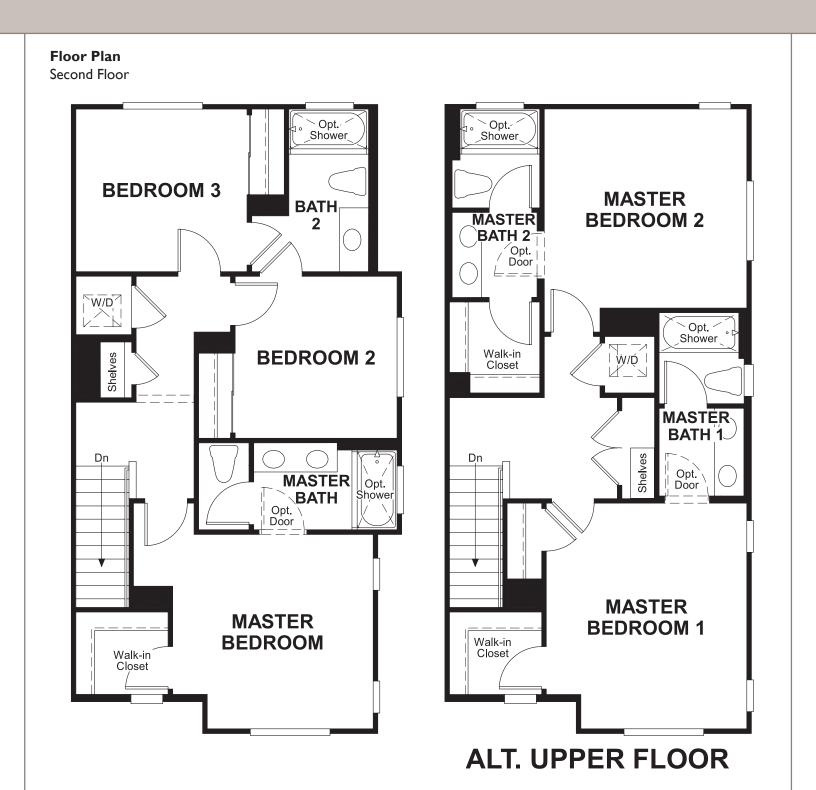
OPT. DELUXE KITCHEN

THIS PLAN'S PROJECTED HERS® INDEX 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 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.