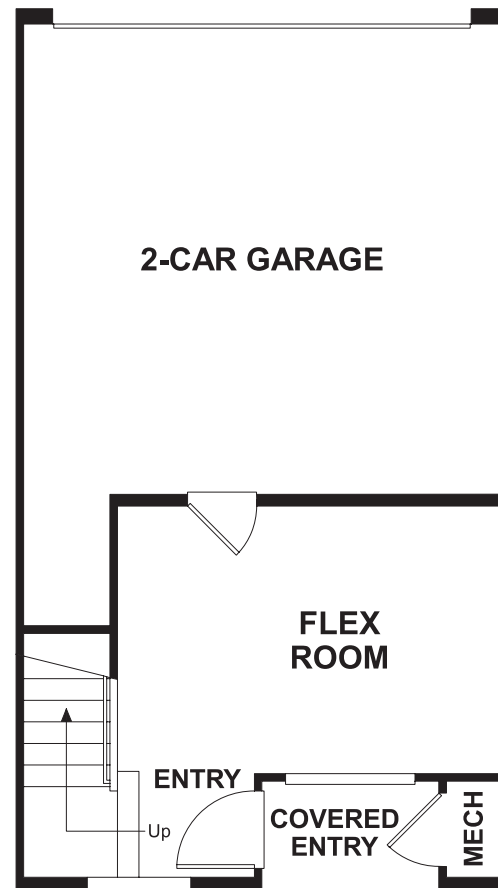


Walnut Village
WAGNER

Approx. square feet: 1,500
Stories: 2
Bedrooms: 2 - 3

Garage: 2-car
Plan Number: S687

Floor Plan
Lower Floor



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

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



Walnut Village
WAGNER

Approx. square feet: 1,500
Stories: 2
Bedrooms: 2 - 3
Garage: 2-car
Plan Number: S687



Elevation Building 2

Available elevations:



Elevation Building 2

The Wagner plan opens with a convenient flex room on the lower floor—adaptable as an office, rec room and more. The main floor includes an inviting great room with an adjacent balcony and optional fireplace, an open kitchen with optional gourmet features, an elegant dining room and a bedroom with a full bath. The upstairs boasts two master suites, each with their own bathroom and walk-in closet. Additional options include an alternate main-floor layout with an open-concept great room and dining area.

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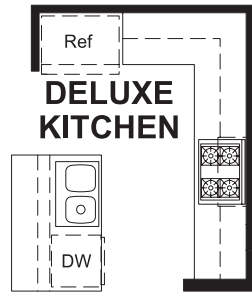


Walnut Village
WAGNER

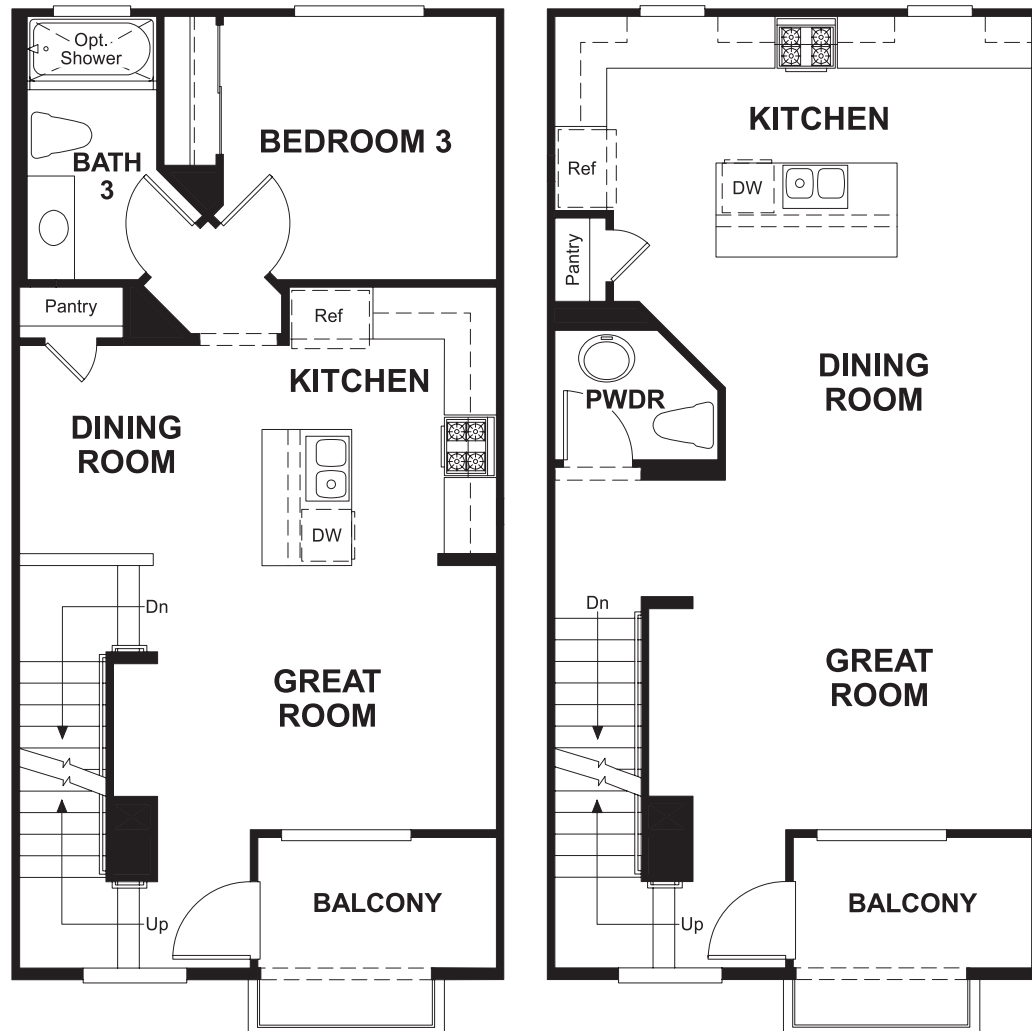
Approx. square feet: 1,500
Stories: 2
Bedrooms: 2 - 3

Garage: 2-car
Plan Number: S687

Floor Plan
Main Floor

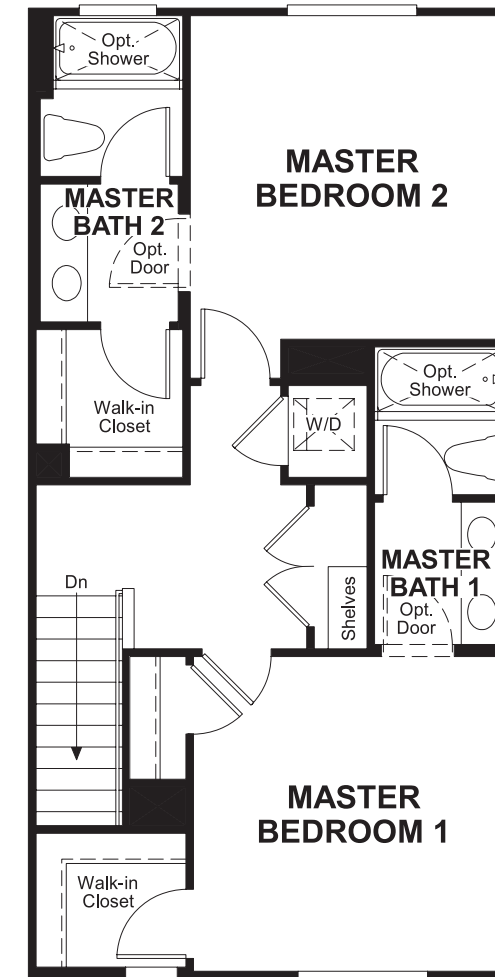


OPT. DELUXE KITCHEN



ALT. MAIN FLOOR

Floor Plan
Second Floor



THIS PLAN'S PROJECTED HERS® INDEX = 74*
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.