

THE ROBERT

Approx. 4,000 sq. ft. | 1 story | 3-5 bedrooms | 3-car garage | Plan #L40R



ELEVATION C

ABOUT THE ROBERT

In addition to a luxurious master suite, the ranch-style Robert plan has a spacious game room for entertaining. Additional features include a courtyard entry, formal dining room, open kitchen and great room, nook, covered patio, butler's pantry and Jack-and-Jill bath. A second master suite and guest suite are also available.

COMMUNITY LOCATION:

STIRLING MANOR AT HIGHLAND HILLS | 11126 Mount Cass Street | 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. ©2017 Richmond American Homes. In Nevada, homes are offered by Richmond American Homes of Nevada, Inc. (Nevada Contractor License #0026417.) 12/13/2017



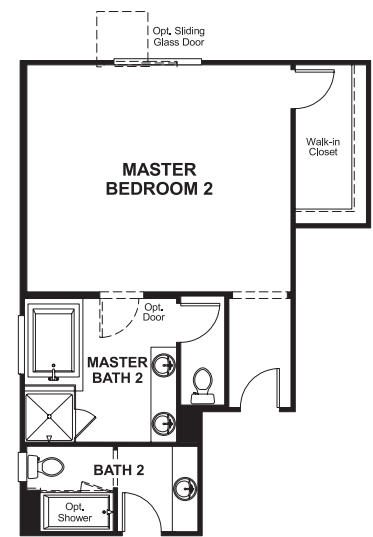
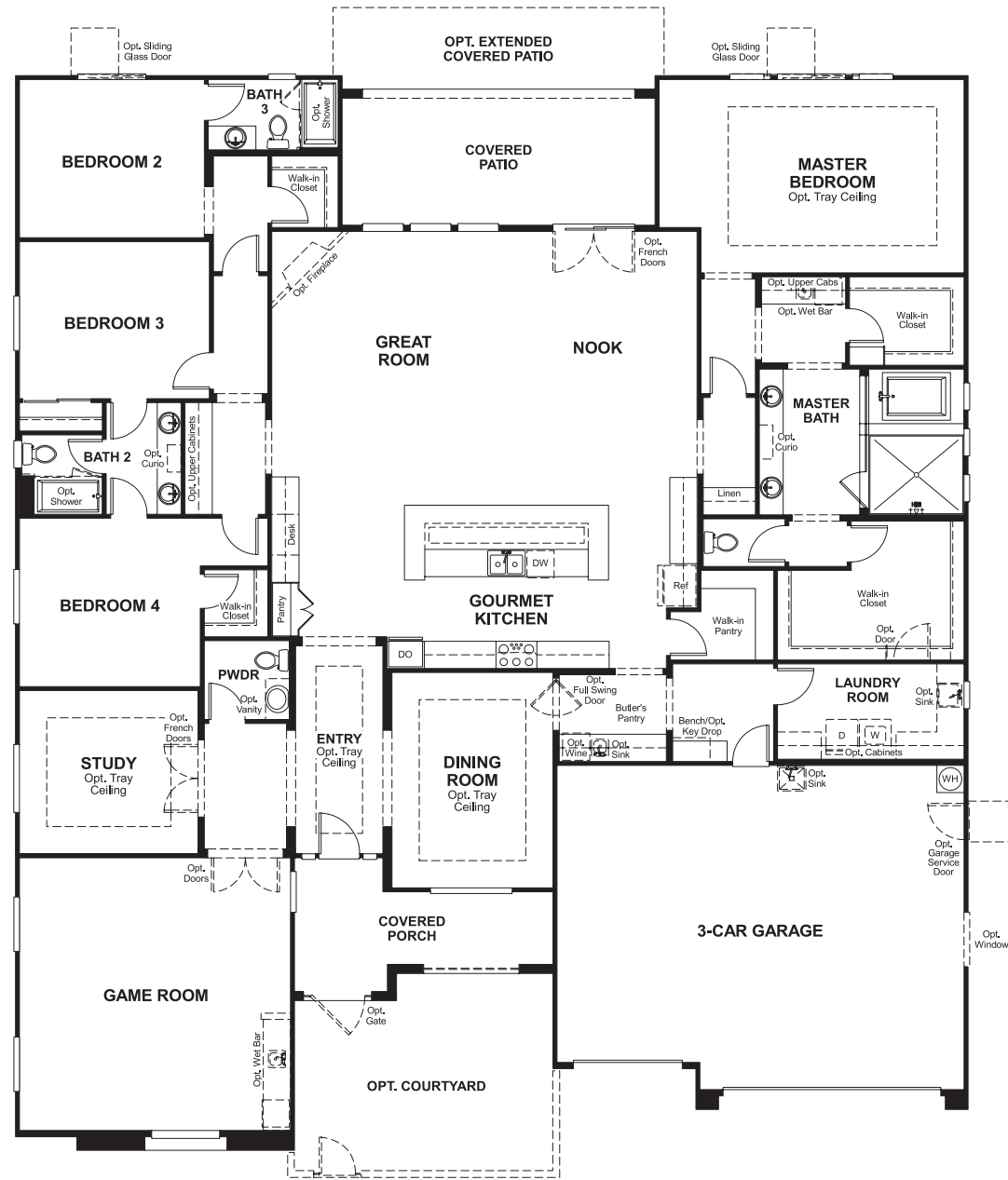
ELEVATION A



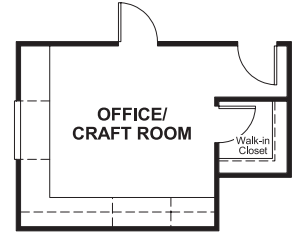
ELEVATION B

MAIN FLOOR

MAIN FLOOR OPTIONS



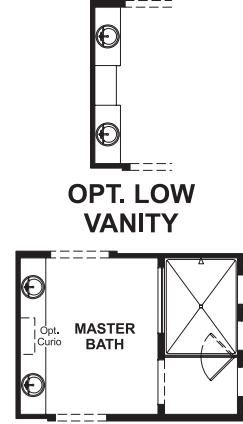
OPT. MASTER BEDROOM 2/
MASTER BATH 2



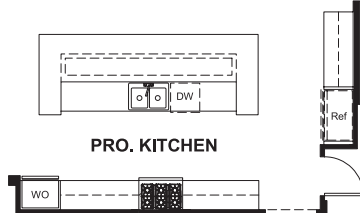
OPT. OFFICE/CRAFT ROOM



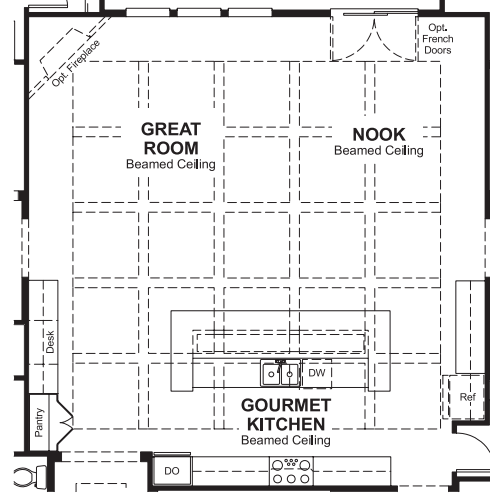
OPT. GUEST SUITE



OPT. LOW
VANITY
OPT. WALK-IN SHOWER



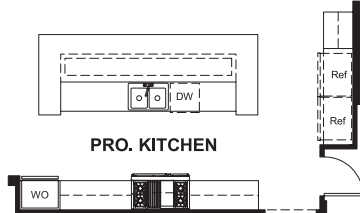
PRO. KITCHEN
OPT. PROFESSIONAL
LITE KITCHEN



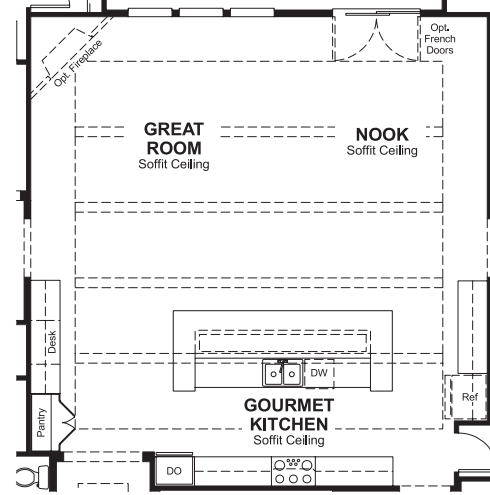
OPT. BEAMED CEILING



OPT. MULTI-SLIDE DOOR AT
GREAT ROOM/NOOK
OPT. FREE STANDING TUB



OPT. PROFESSIONAL
KITCHEN



OPT. SOFFIT CEILING

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 number, the better! Refer to the RESNET® HERS index brochure or go to www.RESNET.us and 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.