RICHMOND AMERICAN HOMES

BROADMOOR WEST

THE HEMINGWAY

Approx. 2,520 to 2,710 sq. ft. | 4 to 5 bed | 2.5 to 3.5 bath | 2-car garage | Plan #Q250

ELEVATION C

ABOUT THE HEMINGWAY

Boasting two stories of inspired living space, the handsome Hemingway plan greets guests with a welcoming covered porch. The main floor offers a versatile flex room, a spacious great room with an optional fireplace, and an open dining area that flows into a thoughtfully designed kitchen featuring a center island, a walk-in pantry, and an adjacent covered patio. On the second floor, you'll find a laundry, a shared bathroom, a loft, and four bedrooms, including a beautiful primary suite with an immense walk-in closet and optional deluxe bath. Personalization options include a gourmet kitchen, a morning room, an additional upstairs bathroom, and an extra bedroom and bathroom in lieu of the loft.

ELEVATION A

ELEVATION B

COMMUNITY LOCATION:

Broadmoor West | 2004 Viviane Loop NE | Rio Rancho, NM 87144 | **505.510.6600**

*This information is presented for educational 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.

EQUAL HOUSING OPPORTUNITY

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. Prices, specifications and availability are subject to change without notice. Square footage is approximate and subject to change without notice. ©2026 Richmond American Homes, Richmond American Homes of New Mexico, Inc., Richmond American Construction NM, Inc. 06/04/2026

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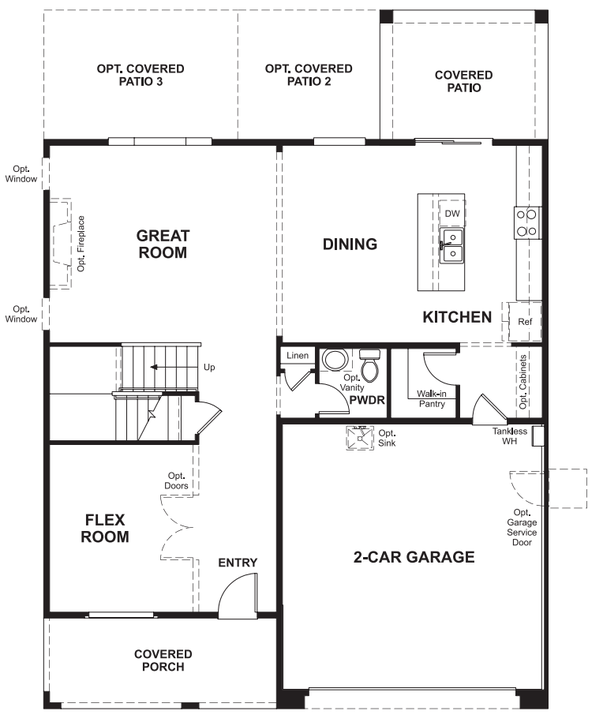
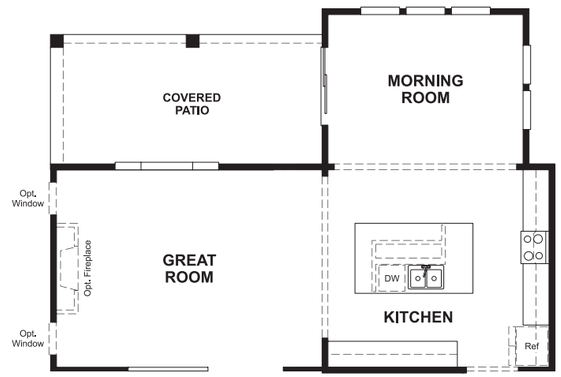
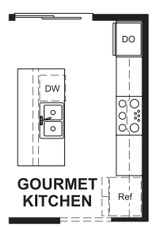
MAIN FLOOR

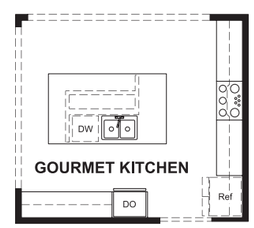




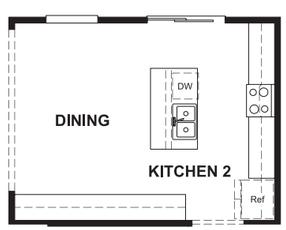
OPT. MORNING ROOM



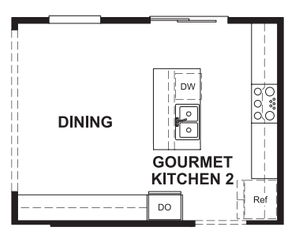
OPT. GOURMET KITCHEN



OPT. GOURMET KITCHEN AT MORNING ROOM

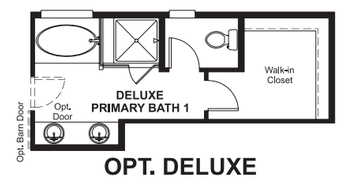


OPT. KITCHEN 2

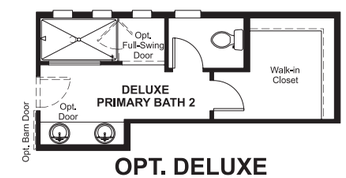


OPT. GOURMET KITCHEN 2

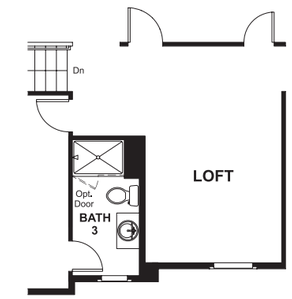
SECOND FLOOR



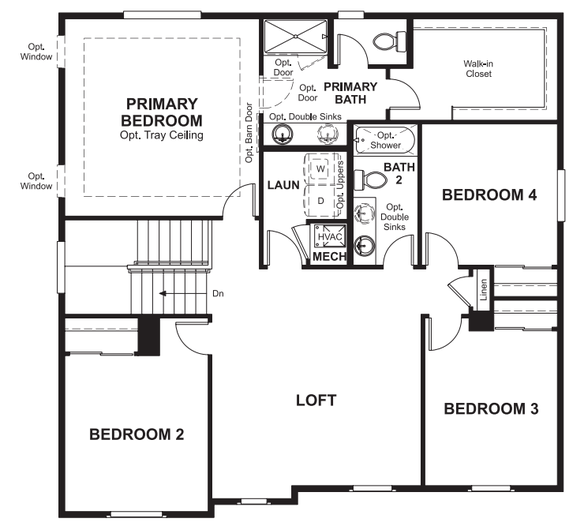
OPT. DELUXE PRIMARY BATH 1

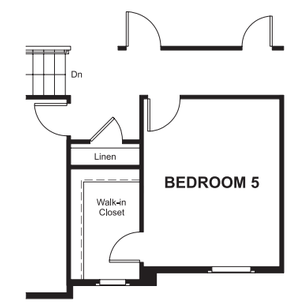


OPT. DELUXE PRIMARY BATH 2

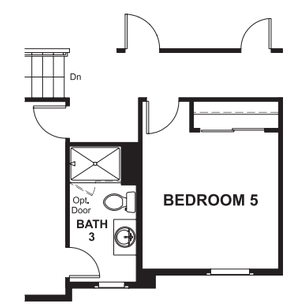


OPT. BATH 3 AT BEDROOM 2





OPT. BEDROOM 5



OPT. BEDROOM 5/BATH 3

THIS PLAN'S PROJECTED
HERS® INDEX = 46*
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 **RESNET.us** and **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.