



ELEVATION C

ABOUT THE POWELL

The open, inviting layout of the ranch-style Powell plan makes entertaining easy. Highlights include an expansive great room, an adjacent dining area, and a gourmet kitchen featuring a roomy walk-in pantry and center island. The lavish primary suite boasts two generous walk-in closets and a private bath with double sinks, while two secondary bedrooms offer ample space for family and guests. A private study, convenient laundry and powder rooms, two additional bathrooms, and a covered patio round out this home. Tailor the Powell to your lifestyle by opting for a guest suite, an extra bedroom in lieu of the study, and/or a deluxe primary bath.

COMMUNITY LOCATION:

Addison Place | 5172 W. Cougar Avenue | Las Vegas, NV 89139 | 702.638.4440

*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.

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. In Nevada, homes are offered by Richmond American Homes of Nevada, Inc. (Nevada Contractor License #0026417) 06/17/2026

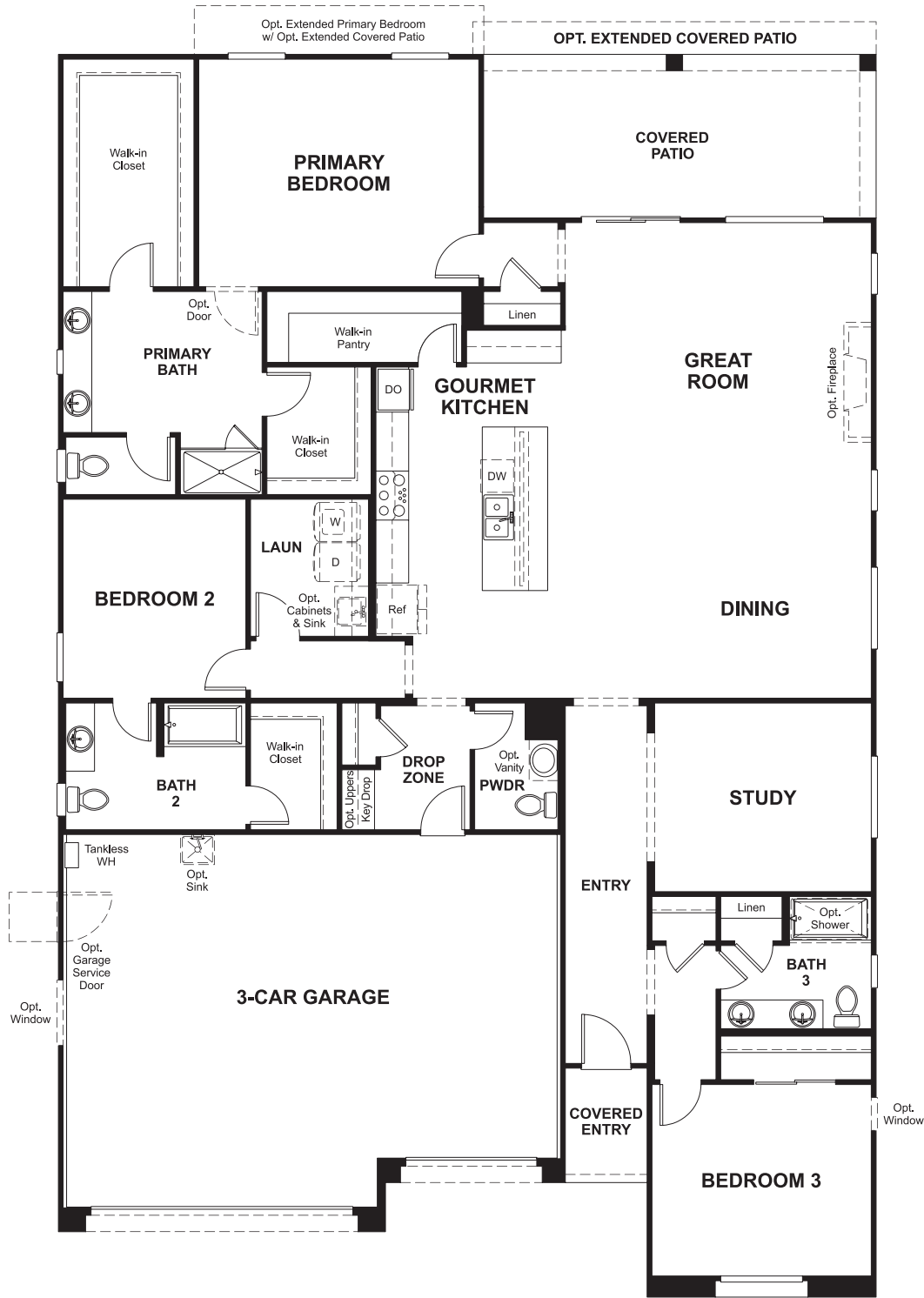


ELEVATION A

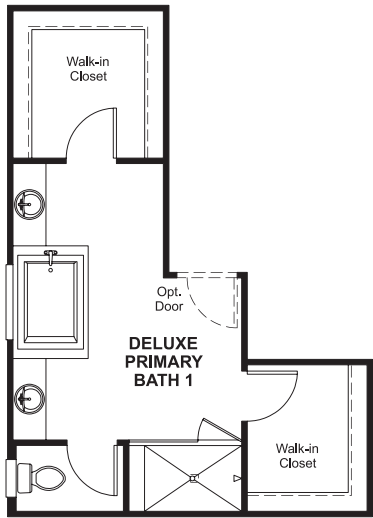


ELEVATION B

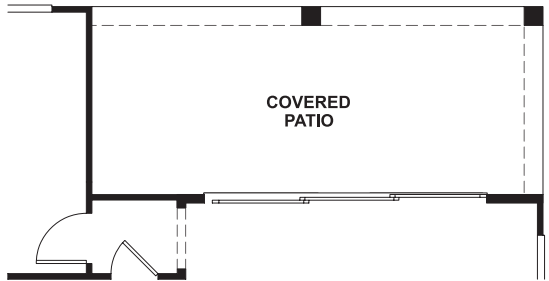
MAIN FLOOR



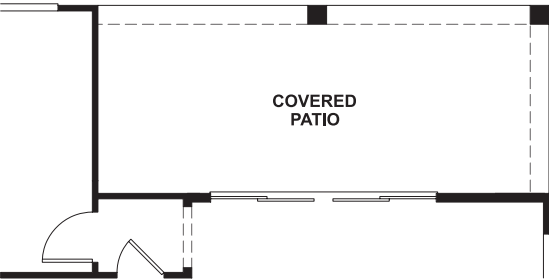
MAIN-FLOOR OPTIONS



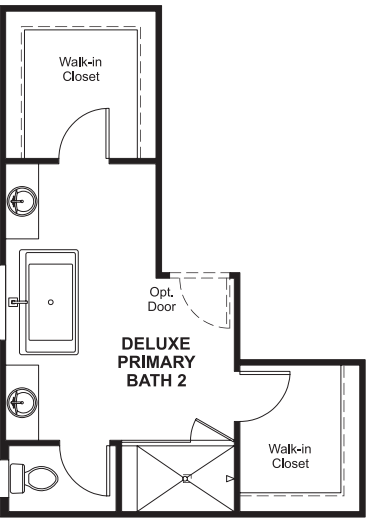
OPT. DELUXE
PRIMARY BATH 1



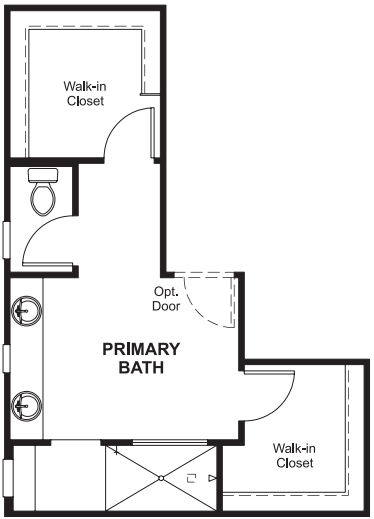
OPT. 15' MULTI-SLIDE DOORS
AT GREAT ROOM



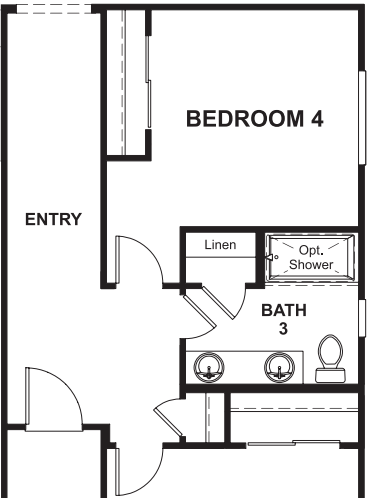
OPT. 12' CENTER-MEET DOORS
AT GREAT ROOM



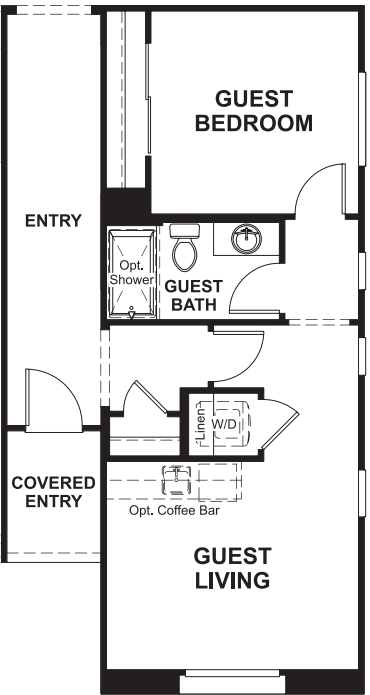
OPT. DELUXE
PRIMARY BATH 2



OPT. WALK-IN SHOWER



OPT. BEDROOM 4



OPT. GUEST SUITE

THIS PLAN'S PROJECTED
HERS® INDEX = 43*
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 **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.