

THE JANINE

Approx. 2,870 sq. ft. | 1 story | 3-4 bedrooms | 2-car garage | Plan #T28J



ELEVATION C

ABOUT THE JANINE

The ranch-style Janine plan combines thoughtful design with exciting options. A private courtyard leads to the entryway, which opens up into an inviting layout with a great room, a breakfast nook and an impressive gourmet kitchen with a center island. Adjacent, you'll find two bedrooms flanking a bath, with a private office a few steps away. The master suite offers a generous walk-in closet and a private bath with dual sinks, a shower and a separate soaking tub; choose from two deluxe bath options to personalize! Make this home your own with a guest suite—complete with a private entrance—in place of the second bedroom and the office, or choose an additional bedroom and bath instead. Also includes a covered patio and 2-car garage.

COMMUNITY LOCATION:


Richmond at Vistoso Highlands | 360 West Saguaro Arm Trail | Oro Valley, AZ 85755 | **520.498.4155**

*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. ©2019 Richmond American Homes, Richmond American Homes of Arizona, Inc. (a public report is available on the state real estate department's website), Richmond American Construction, Inc. ROC #206612. 3/12/2019



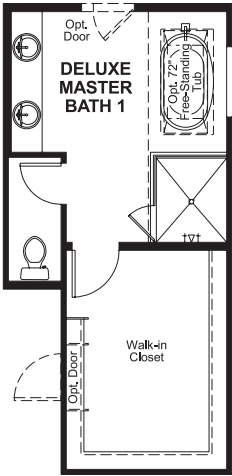
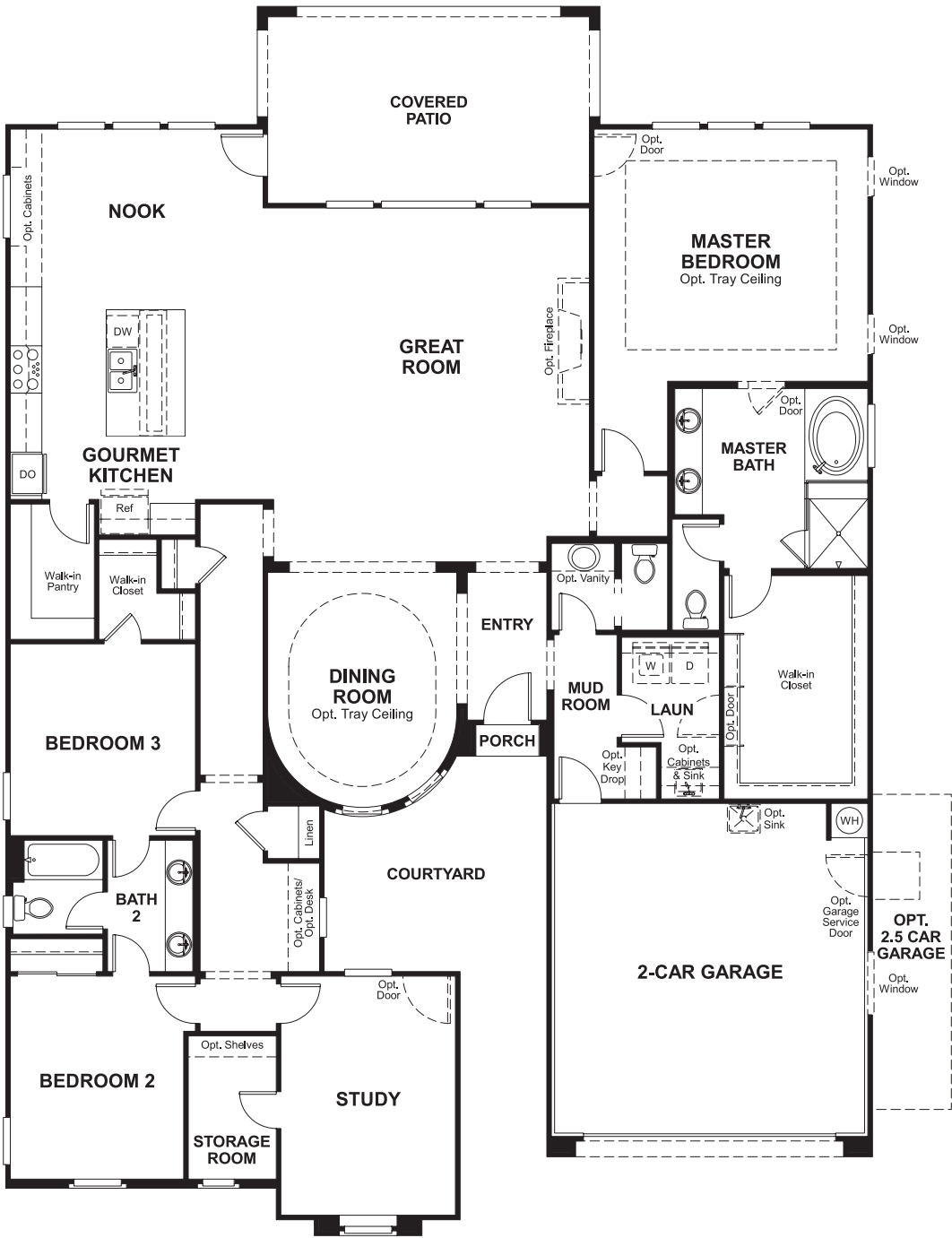
ELEVATION A



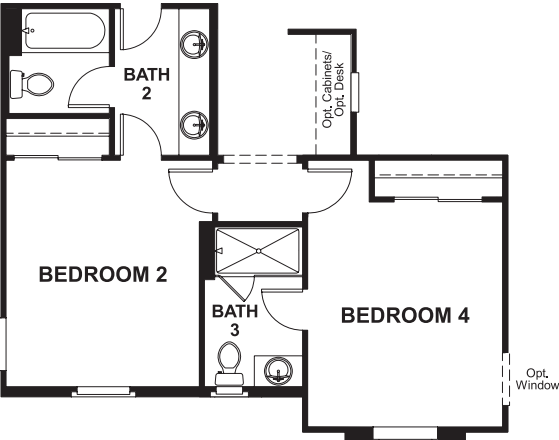
ELEVATION B

MAIN FLOOR

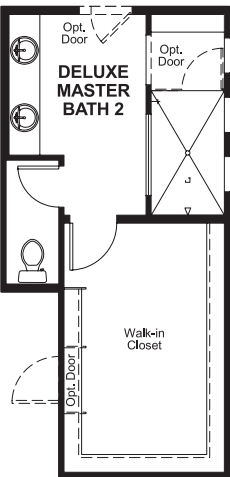
MAIN FLOOR OPTIONS



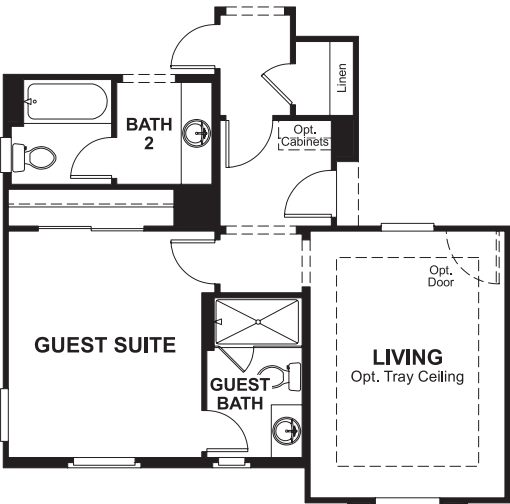
OPT. DELUXE MASTER BATH 1



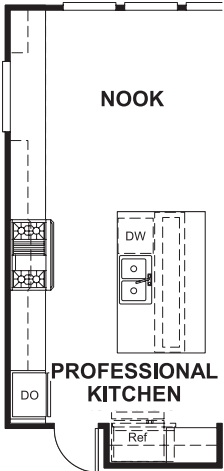
OPT. BEDROOM 4 W/ BATH 3



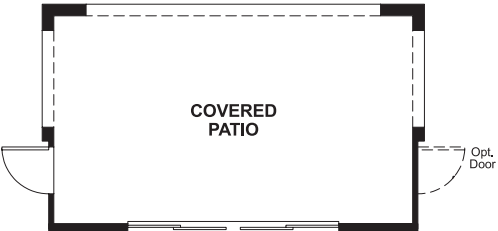
OPT. DELUXE MASTER BATH 2



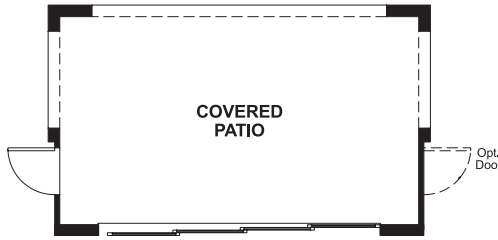
OPT. GUEST SUITE



OPT. PROFESSIONAL KITCHEN W/ OPT. 42" REF. DASHED



OPT. CENTER MEET DOORS AT GREAT ROOM



OPT. MULTI SLIDE DOORS AT GREAT ROOM

THIS PLAN'S PROJECTED
HERS® INDEX = 62*
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.