

# THE THOMAS

Approx. 3,060 sq. ft. | 2 stories | 3-5 bedrooms | 3-car garage | Plan #S30T



ELEVATION C

## ABOUT THE THOMAS

Two garages flank the Thomas plan's attractive covered porch. The entryway provides immediate access to a study and stairs to the second floor. Beyond the entry, you'll find the main floor's generous entertaining spaces, including an open kitchen, dining nook and great room. Upstairs, you'll find three inviting bedrooms with walk-in closets—including a lavish owner's suite with a private bath—a convenient laundry room and a large loft. Options include a dining room or bedroom in place of the study, a flex room or bedroom in lieu of the second garage, an additional bedroom and bath instead of the loft, gourmet kitchen features, a butler's pantry and a covered patio.

### COMMUNITY LOCATION:

Valor West at Audie Murphy Ranch | 29959 Urtica Court | Menifee, CA 92584 | **951.643.6118**

### HOME GALLERY LOCATION:

Southern California Home Gallery™ | 5171 California Avenue, Suite 110 | Irvine, CA 92617 | **909.579.3288**

\*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. Prices, specifications and availability subject to change without notice. ©2020 Richmond American Homes, Richmond American Homes of Maryland, Inc., California Department of Real Estate – Real Estate Broker, Corporation License Number 01842595. 11/13/2020



ELEVATION A



ELEVATION B



MAIN FLOOR

SECOND FLOOR



THIS PLAN'S PROJECTED  
**HERS® INDEX = 29\***  
 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](http://www.RESNET.us) and [www.HERSindex.com](http://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.