

THE JULIA

Approx. 2,800 sq. ft. | 1 story | 3-4 bedrooms | 2-car garage | Plan #S27J



ELEVATION C

ABOUT THE JULIA

The ranch-style Julia plan offers a spacious great room with an optional fireplace and a well-appointed kitchen with a center island, nook and large walk-in pantry, plus a convenient home management center. You'll also appreciate a formal dining room boasting an adjacent covered courtyard, a luxurious owner's suite with an optional walk in shower, and two generous secondary bedrooms. Personalize this plan by adding a prep kitchen, an extended covered patio, a fourth bedroom and more.

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

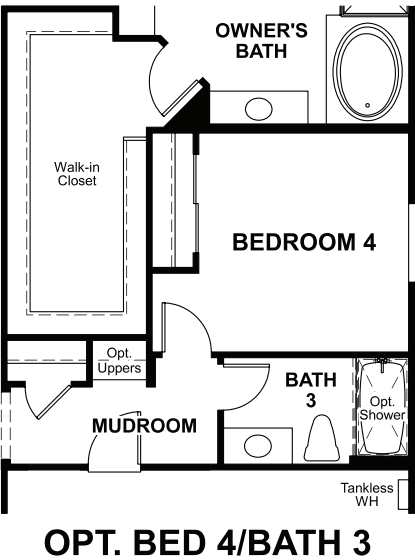
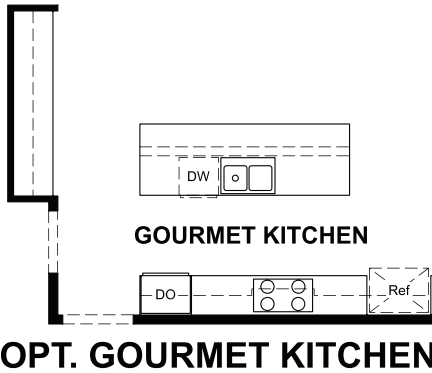
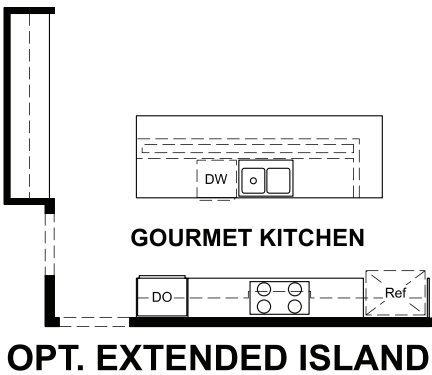
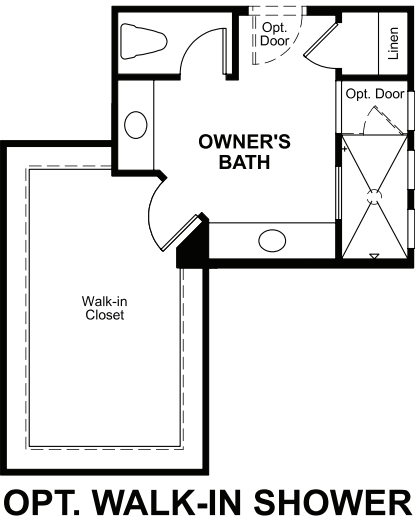
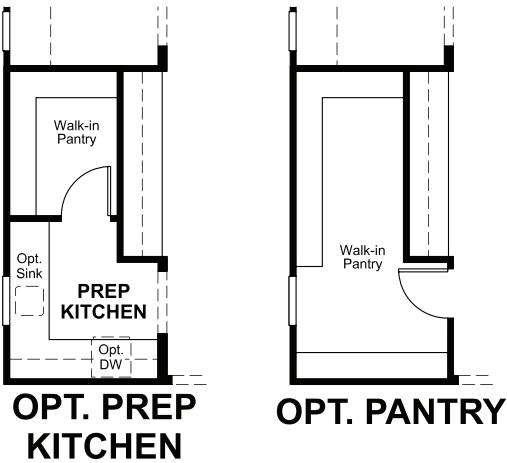


ELEVATION B

MAIN FLOOR



MAIN FLOOR OPTIONS



THIS PLAN'S PROJECTED  
**HERS® INDEX = 33\***  
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.