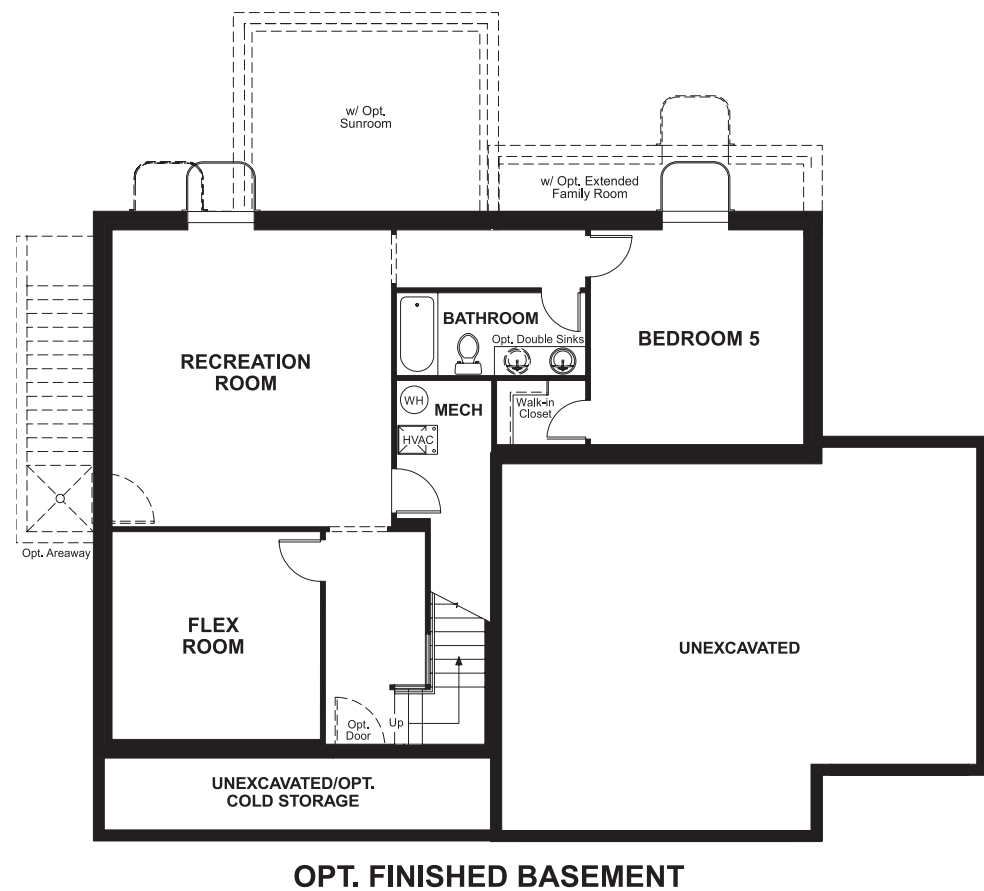


Ironwood  
**CHARLOTTE**

**Approx. square feet:** 2,400  
**Stories:** 2  
**Bedrooms:** 4 - 5

**Garage:** 3-car  
**Plan Number:** U23C

**Floor Plan**  
Basement



Ironwood  
**CHARLOTTE**

**Approx. square feet:** 2,400  
**Stories:** 2  
**Bedrooms:** 4 - 5  
**Garage:** 3-car  
**Plan Number:** U23C

The Charlotte immediately impresses with a sweeping two-story foyer, off which you have the option of a study or formal dining room. Toward the rear, enjoy the expansive family room, breakfast nook and kitchen. The upstairs features a large master suite with walk-in closet and private bath. Extra options include a sunroom and finished basement.



**Elevation A**

**Available elevations:**



**Elevation A**



**Elevation B**



**Elevation C**



**Elevation D**

**COMMUNITY LOCATION**  
277 East Sandhill Drive  
Saratoga Springs, UT 84045  
801-545-3429

**HOME GALLERY**  
849 West Levoy Drive, Suite 108  
Salt Lake City, UT 84123  
801-545-3435



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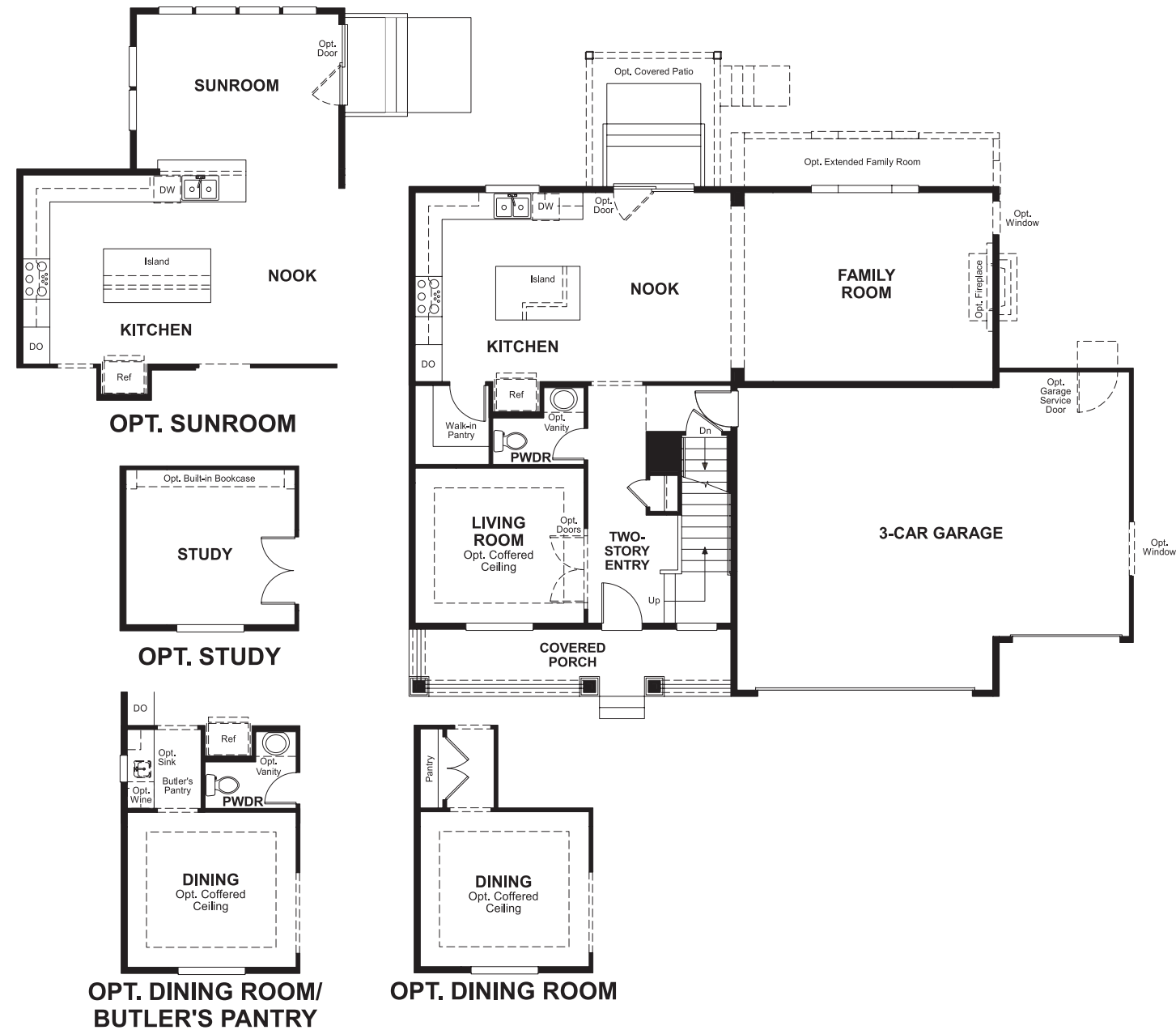


Ironwood  
**CHARLOTTE**

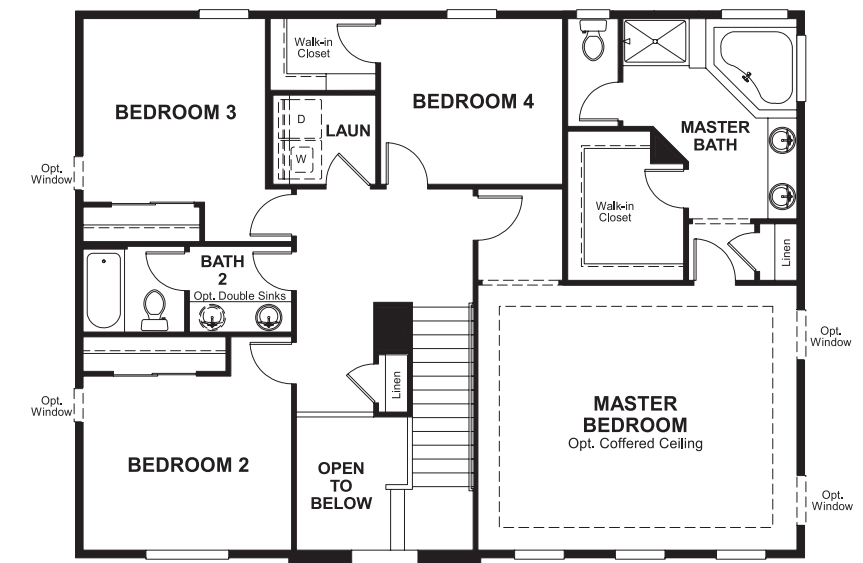
Approx. square feet: 2,400  
Stories: 2  
Bedrooms: 4 - 5

Garage: 3-car  
Plan Number: U23C

**Floor Plan**  
Main Floor



**Floor Plan**  
Second Floor



**THIS PLAN'S PROJECTED  
HERS® INDEX = 59\***  
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 [www.RESNET.us](http://www.RESNET.us) for details.

**What's a HERS® Index?** HERS stands for Home Energy Rating System, a system created by RESNET® to measure home energy efficiency.<sup>^</sup>  
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.

\*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.

<sup>^</sup>RESNET® has developed the HERS® index to indicate the comparative efficiencies of homes. It is no guarantee that energy efficiencies will be achieved.