

# Arlington Heights FRANKLIN



Elevation A

### Available elevations:



Elevation A



The Franklin plan welcomes guests with a covered porch and two-story entry. A formal dining room, spacious great room, nook and open kitchen provide ample space for entertaining. Upstairs, you'll find a tech center, three inviting bedrooms with walk-in closets and a master suite with a private bath. Options include a

Approx. square feet: 2,400

Stories: 2

**Bedrooms:** 4 - 5 **Garage:** 2-car

Plan Number: L241

study and covered patio.

**Elevation B** 



Elevation C

## COMMUNITY LOCATION

5606 Sage Lakes Avenue Las Vegas, NV 89139 702-638-4440

#### **HOME GALLERY**

7770 South Dean Martin Drive, Suite 308 Las Vegas, NV 89139 702-617-8400

EGUAL HOUSING OPPORTUNITY

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Floorplans 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. @2016 Richmond American Homes. In Nevada, homes are offered by Richmond American Homes of Nevada, Inc. (Nevada Contractor License #0026417). 02/09/2016

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Floor Plan Main Floor COVERED OPT. PATIO 1 COVERED PATIO 2 **KITCHEN FAMILY** NOOK **ROOM** Walk-In Pantry DINING **STUDY** ROOM 2-CAR GARAGE **OPT. STUDY** PWDR. **BATH** TWO-**STORY ENTRY** OPT. BATH 3 **COVERED** PORCH

THIS PLAN'S PROJECTED = 67\*
HERS® INDEX = 67\*
Projected Rating Based on Plans – Field Confirmation Required

#### How does this floor plan rate?

Take a look: **I 00** = Standard new home\* **I 30** = Typical resale home\*\*

The lower the number, the better! Refer to the RESNET® HERS index brochure or go to **www.RESNET.us** for details.

\*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 NLSNET® Reference Floring definition with a HERS® index of 130.

## Floor Plan Second Floor



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.

<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.