

Floor Plan

**Basement** 

EGUAL HOUSENG OPPORTUNITY

Royal Farms **HELENA**  Approx. square feet: 1,950

Stories: | Bedrooms: 3 - 6 Garage: 3-car

Plan Number: U236

## Royal Farms HÉLENA



**Elevation A** 

EQUAL HOUSENG OPPORTUNITY

## **Available elevations:**



**Elevation A** 



**Elevation C** 

## **COMMUNITY LOCATION**

12024 South Endeavor Circle Riverton, UT 84065 801-253-4214

Approx. square feet: 1,950

Stories: | Bedrooms: 3 - 6 Garage: 3-car

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An inviting front porch welcomes you to this beautiful Helena home. The main floor features a master bedroom, great room, and gourmet kitchen overlooking the breakfast nook and family room. Optional finished basement with rec room bathroom and two

additional bedrooms.



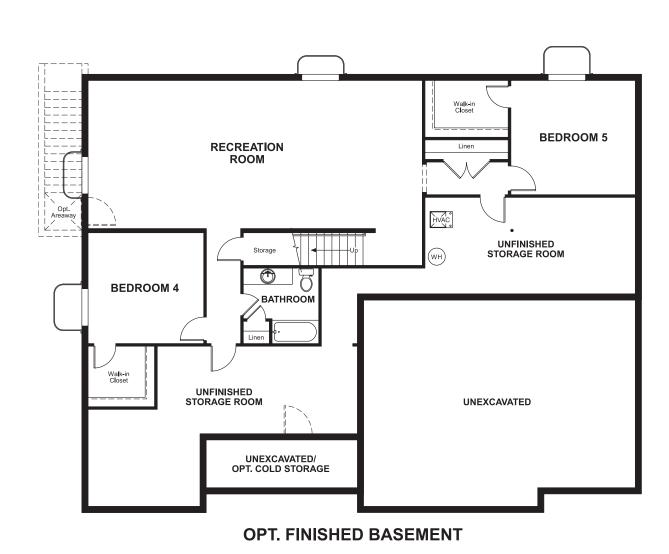
**Elevation B** 



**Elevation D** 

**HOME GALLERY** 

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



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. (86-400-4131). 8/08/2014

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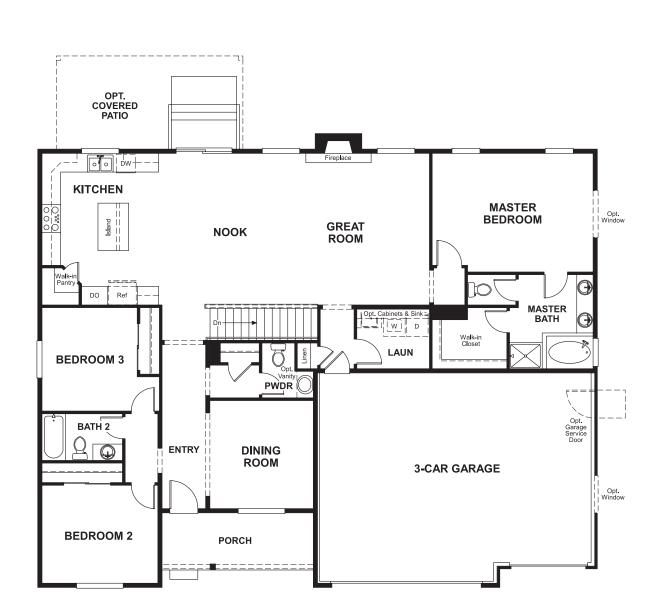
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Floor Plan First Floor



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

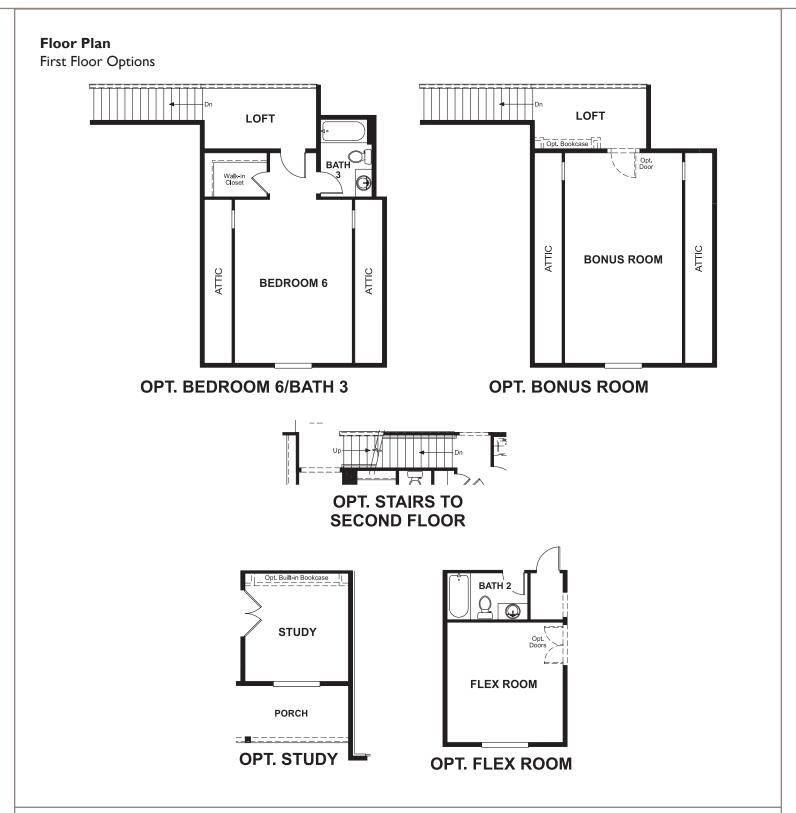
How does this floor plan rate?

Take a look: 100 = Standard new home<sup>+</sup> 130 = Typical resale home<sup>++</sup> 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 U.S. Department of Energy definition with a HERS® index of 130.



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.