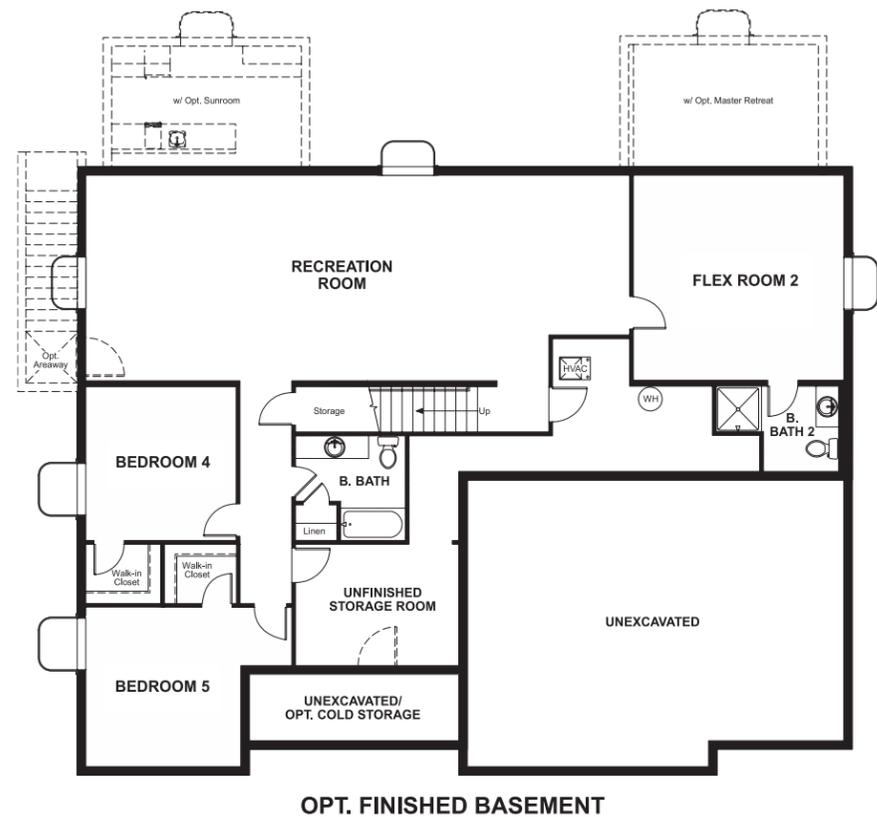


Ironwood
HELENA

Approx. square feet: 1,950
Stories: 1
Bedrooms: 3 - 6

Garage: 3-car
Plan Number: U236

Floor Plan
Basement



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



Ironwood
HELENA

Approx. square feet: 1,950
Stories: 1
Bedrooms: 3 - 6
Garage: 3-car
Plan Number: U236

A charming covered front porch welcomes guests to the ranch-style Helena plan. Inside, you'll find a formal dining room, a spacious great room and a gourmet kitchen with a walk-in pantry, center island and breakfast nook. The lavish master suite boasts an immense walk-in closet and deluxe bath, and is separated from two additional bedrooms for privacy. Other highlights include a convenient powder room, an unfinished basement and a 3-car garage. Options include a sunroom, master retreat, finished basement, upstairs loft or bonus room, and covered patio.



Elevation B

Available elevations:



Elevation B



Elevation C



Elevation E

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Ironwood
HELENA

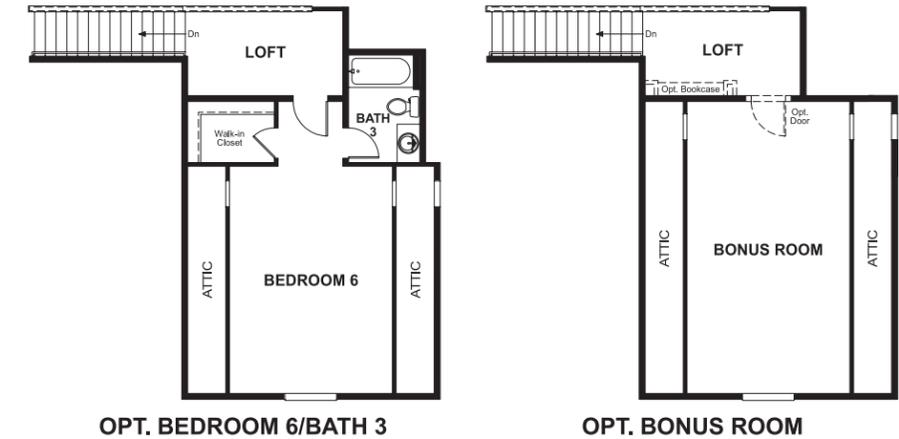
Approx. square feet: 1,950
Stories: 1
Bedrooms: 3 - 6

Garage: 3-car
Plan Number: U236

Floor Plan
Main Floor



Floor Plan
Optional Second Floor



**THIS PLAN'S PROJECTED
HERS® INDEX = 62***
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 for details.

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.

*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.