



## JUNIPER AT PORTOLA SPRINGS

## **LACLAIRE**



Elevation A

## Available elevation:



Elevation A



options: a study and a walk-in shower or free-standing

**APPROX. SQUARE FEET:** 1,990

A spacious great room, kitchen and dining room offer ample space to entertain in the Laclaire floor plan. For even more room to mingle, opt for a conservatory, outdoor living area or a multi-slide patio door to expand your options. The plan also boasts a main-floor bedroom and full bath, plus three upstairs bedrooms. The master suite includes a private bath with separate tub and shower, double sinks and a large walk-in closet. At the head of the stairs, you'll find a tech center with optional built-in desk. Additional

STORIES: 2 **BEDROOMS:** 4 **GARAGE: 2-CAR PLAN NUMBER: \$755** 

Elevation B



Elevation C

**COMMUNITY LOCATION** 

116 Vessel Irvine, CA 92618 949-467-2665

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**HOME GALLERY** 5171 California Avenue Irvine, CA 92617 800-852-9714

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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. ©2017 Richmond American Homes, Richmond American Homes of Maryland, Inc. California Department of Real Estate - Real

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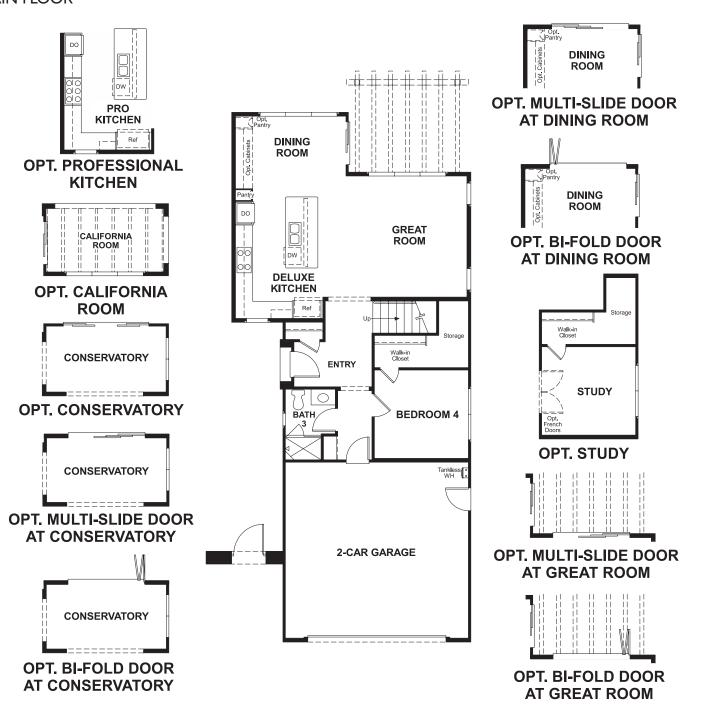


JUNIPER AT PORTOLA SPRINGS **LACLAIRE** 

**APPROX. SQUARE FEET:** 1,990

**BEDROOMS:** 4 STORIES: 2 **GARAGE: 2-CAR** 

**FLOOR PLAN** MAIN FLOOR

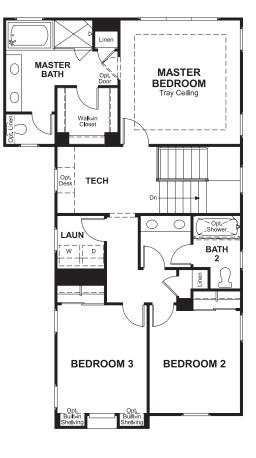


**FLOOR PLAN** SECOND FLOOR





STANDING TUB



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.

++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>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).

<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.