

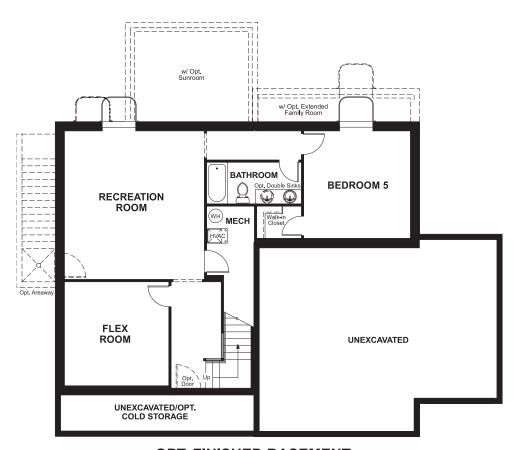
# Ironwood CHARLOTTE

Approx. square feet: 2,400

Stories: 2 Bedrooms: 4 - 5 Garage: 3-car Plan Number: U23C

# Ironwood CHARLOTTE





**OPT. FINISHED BASEMENT** 



Elevation A

#### Available elevations:



Elevation A



Elevation C

### COMMUNITY LOCATION

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

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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 walkin closet and private bath. Extra options include a sunroom and finished basement.



**Elevation B** 



**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 **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. ©2016 Richmond American Homes. In Utah, homes are offered by Richmond American Homes of Utah, Inc. (866-400-4131). 09/08/2016

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### Floor Plan Main Floor Opt. Covered Patio SUNROOM \_\_\_\_\_\_ O O DW - Opt. NOOK **FAMILY** NOOK ROOM **KITCHEN** KITCHEN **OPT. SUNROOM** Opt. Built-in Bookcase LIVING 3-CAR GARAGE ROOM Opt. Coffered Ceiling TWO-STORY STUDY COVERED **OPT. STUDY** DINING DINING **OPT. DINING ROOM/ OPT. DINING ROOM BUTLER'S PANTRY**

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.

Projected Rating Based on Plans – Field Confirmation Required

THIS PLAN'S PROJECTED

HERS® INDEX

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.