



ELEVATION C

ABOUT THE NASSEE

The Nassee plan offers two stories of thoughtfully designed living space. It features a convenient powder room and a closet at the entry, which leads into an impressive kitchen with a roomy pantry and an optional extended island. An open dining area and a spacious great room can also be found on the main level. Three bedrooms are located on the second floor, including a lavish primary suite showcasing a generous walk-in closet and a private bath with an optional walk-in shower. A second full bath and a central laundry round out this floor. You’ll also appreciate a 2-car garage.

COMMUNITY LOCATION:

Torrin at Valencia | 27386 Snow Creek Place | Valencia, CA 91381 | **818.581.4710**

DESIGN CENTER LOCATION:

Southern California Home Gallery™ | 5171 California Avenue, Suite 110 | Irvine, CA 92617 | **909.579.3300**

*This information is presented for educational 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.



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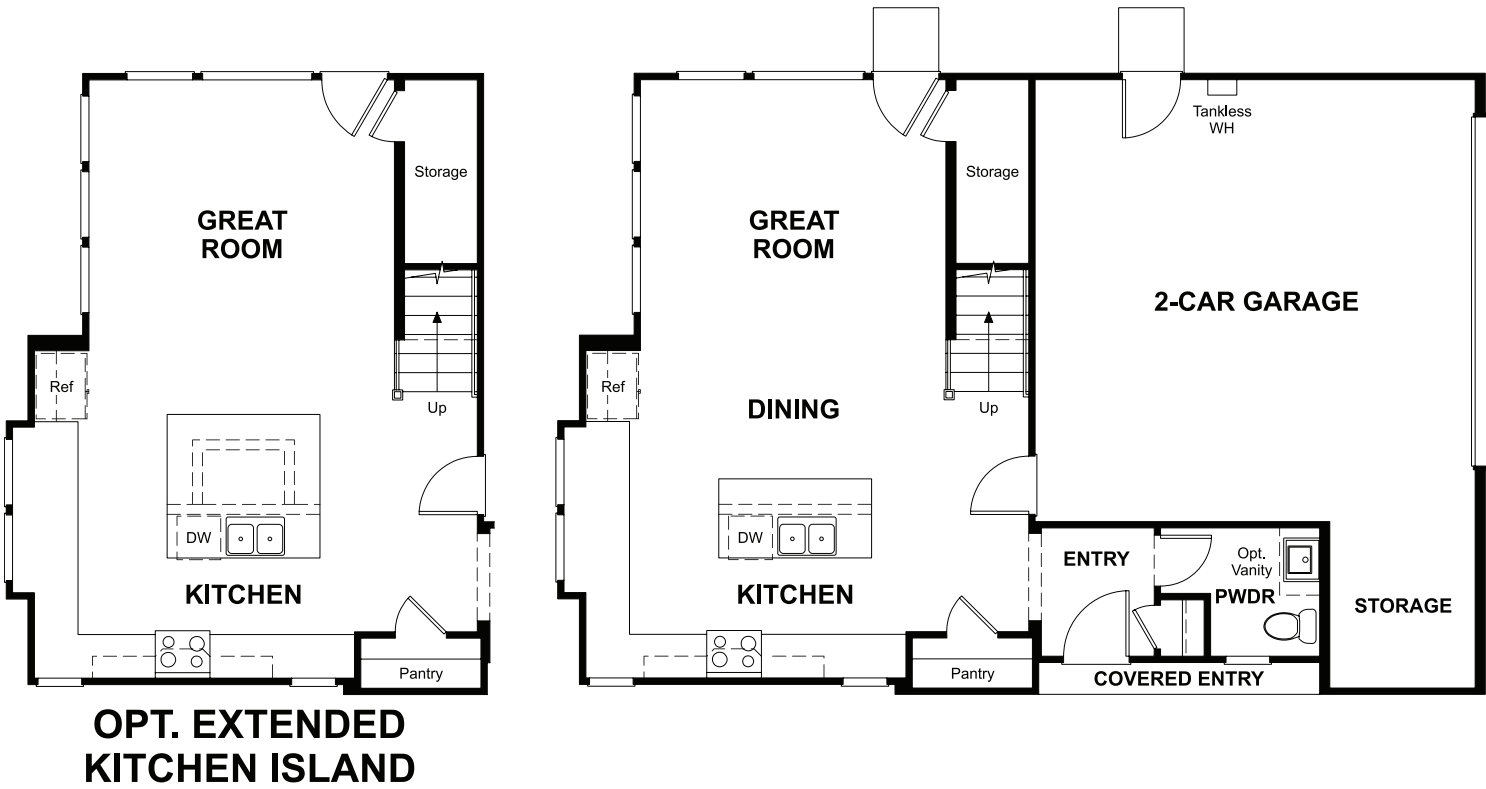
ELEVATION A



ELEVATION B

MAIN FLOOR

UPPER FLOOR



THIS PLAN'S PROJECTED
HERS® INDEX = 21 *

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 **RESNET.us** and **HERSindex.com**

What's a HERS® index? HERS stands for Home Energy Rating System, a system created by RESNET® to measure home energy efficiency.^
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ABOUT THE NAYLOR

The exceptional Naylor plan offers ample room for both entertaining and relaxing. As you pass through the charming covered entry, you’ll find a generous kitchen with a center island and built-in pantry, which leads into an open dining area and great room. The main floor also has a convenient powder room, under-stair storage and access to the 2-car garage. Upstairs, there’s a centrally located laundry room, two inviting bedrooms and a shared bath. The primary suite occupies the remainder of the second floor and includes a private bath with double sinks, an optional walk-in shower and a spacious walk-in closet.

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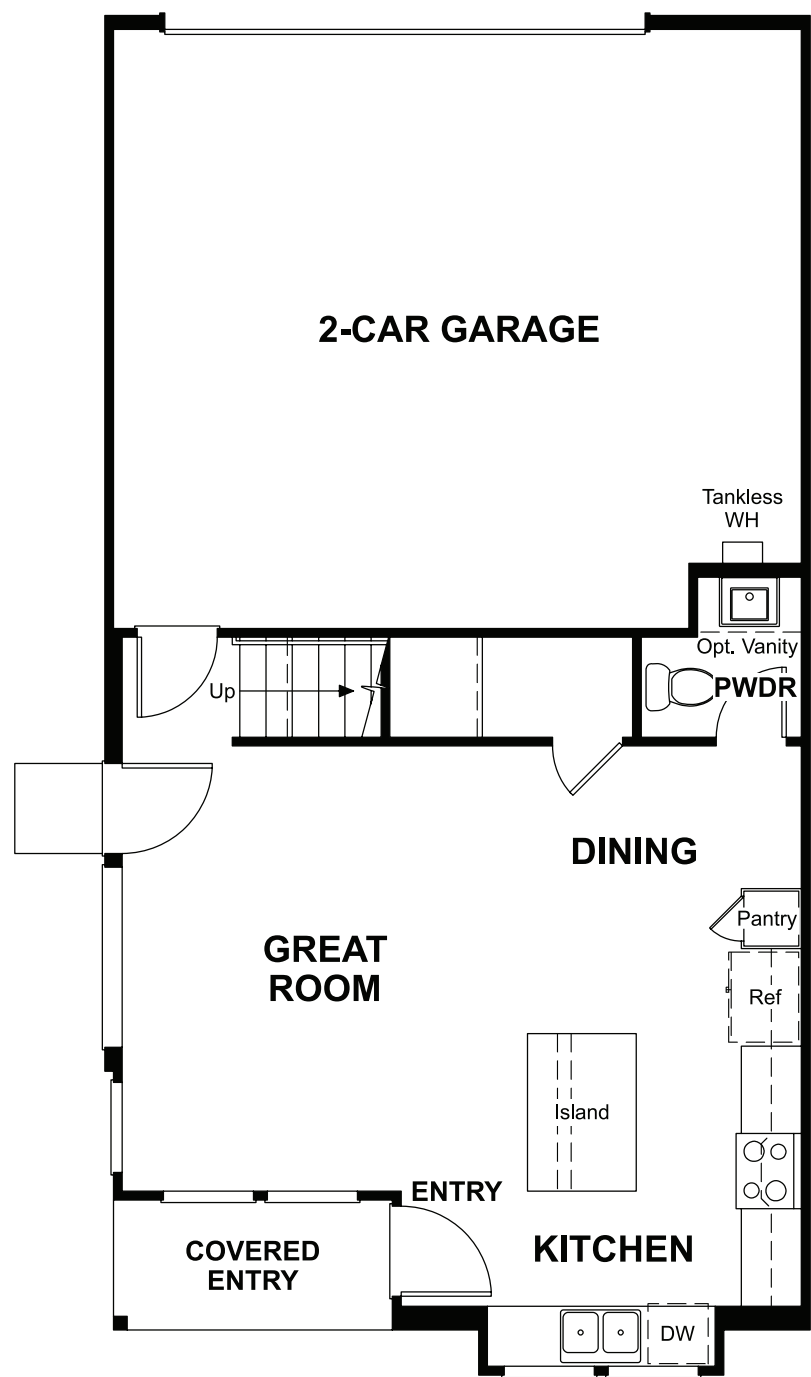


ELEVATION A



ELEVATION B

MAIN FLOOR



UPPER FLOOR



OPT. WALK-IN SHOWER
AT PRIMARY BATH

THIS PLAN'S PROJECTED
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ELEVATION C

ABOUT THE NEVETT

The three-story Nevett plan is a great choice for those seeking a private workspace. The lower level consists of a 2-car garage, a covered entry and a quiet study. On the main floor, discover a spacious great room offering access to a covered deck, and a kitchen showcasing a center island and a walk-in pantry. A convenient bedroom with a walk-in closet, a full bath and a laundry room round out this level. The elegant primary suite is located on the top floor and includes a walk-in closet and a private bath with double sinks and an optional walk-in shower. A second bedroom on this floor also offers an attached bath and walk-in closet. Enjoy your morning coffee or an evening chat on the covered third-floor deck!

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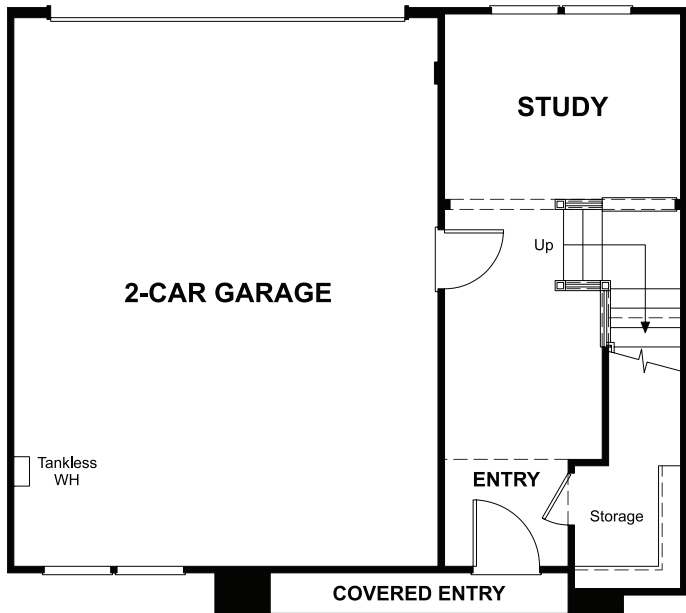


ELEVATION A

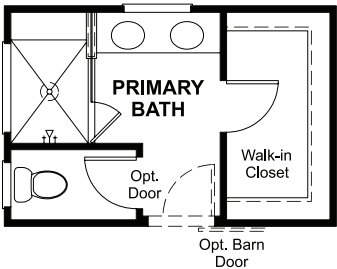


ELEVATION B

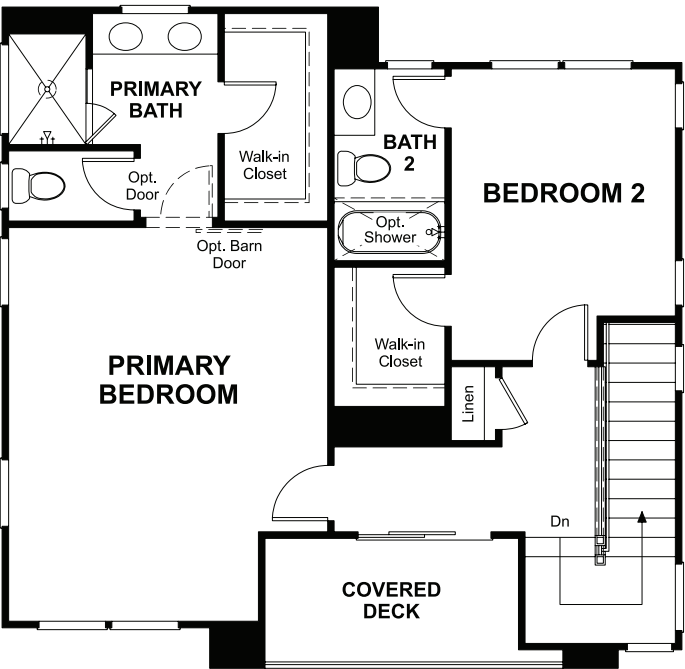
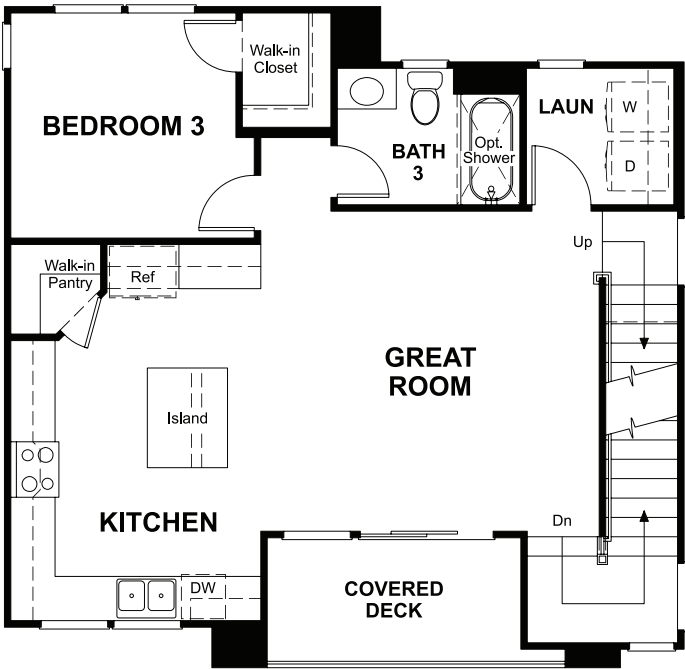
LOWER FLOOR



MAIN & UPPER FLOORS



OPT. WALK-IN SHOWER
AT PRIMARY BATH



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ABOUT THE NORTON

The Norton plan greets guests with an expansive great room, which flows into an open dining area and a well-appointed kitchen with a center island. This floor continues to impress, boasting a secluded bedroom with a walk-in closet, a bathroom with an optional shower and a storage area next to the 2-car garage. Upstairs, you’ll find a spacious primary suite showcasing an immense walk-in closet and a private bath with double sinks and an optional walk-in shower. This floor also offers a laundry room with optional cabinets and sink, a second bathroom and two additional bedrooms—one with a walk-in closet!

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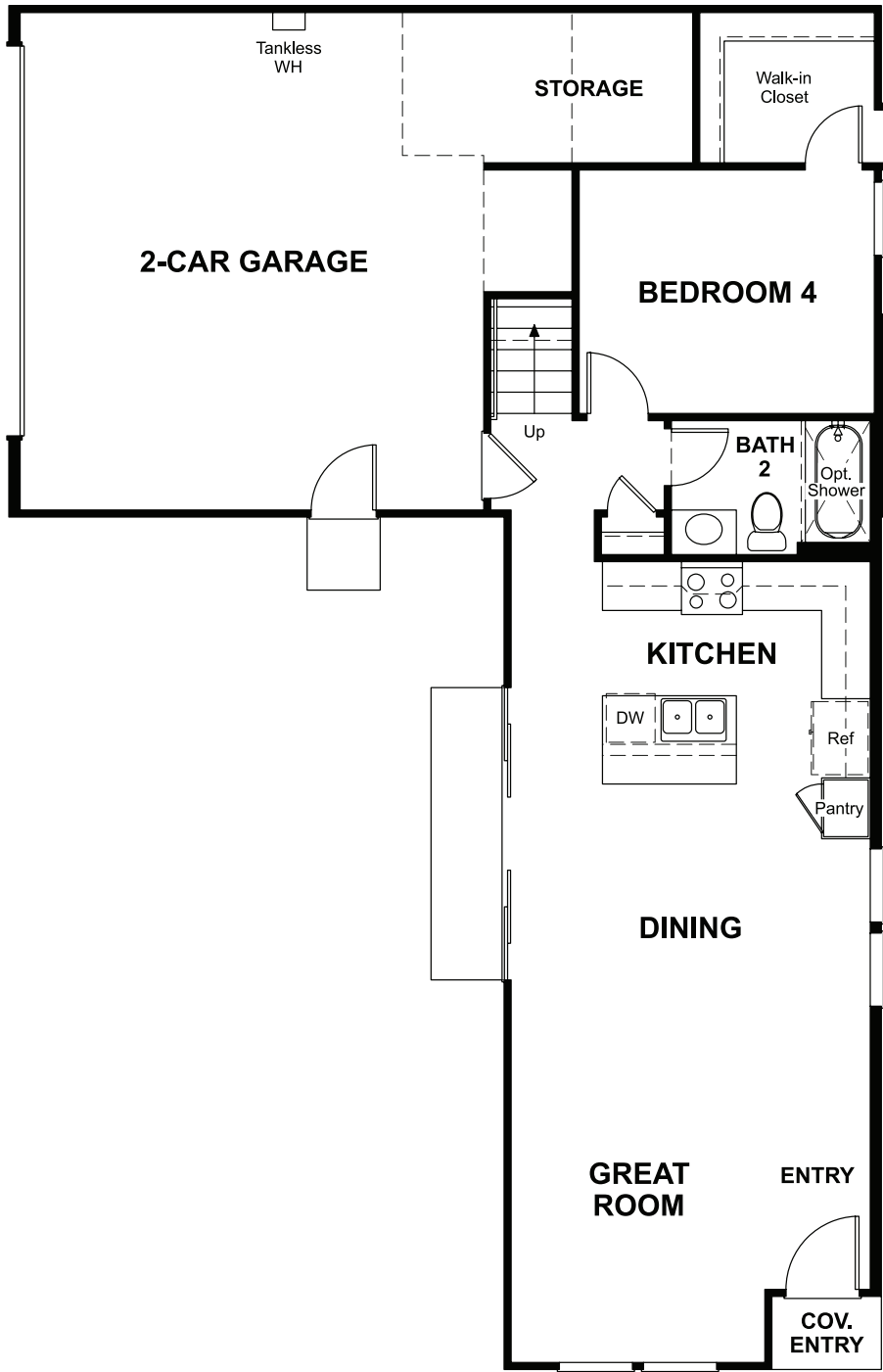


ELEVATION A

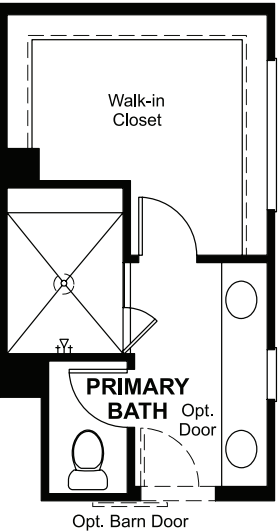
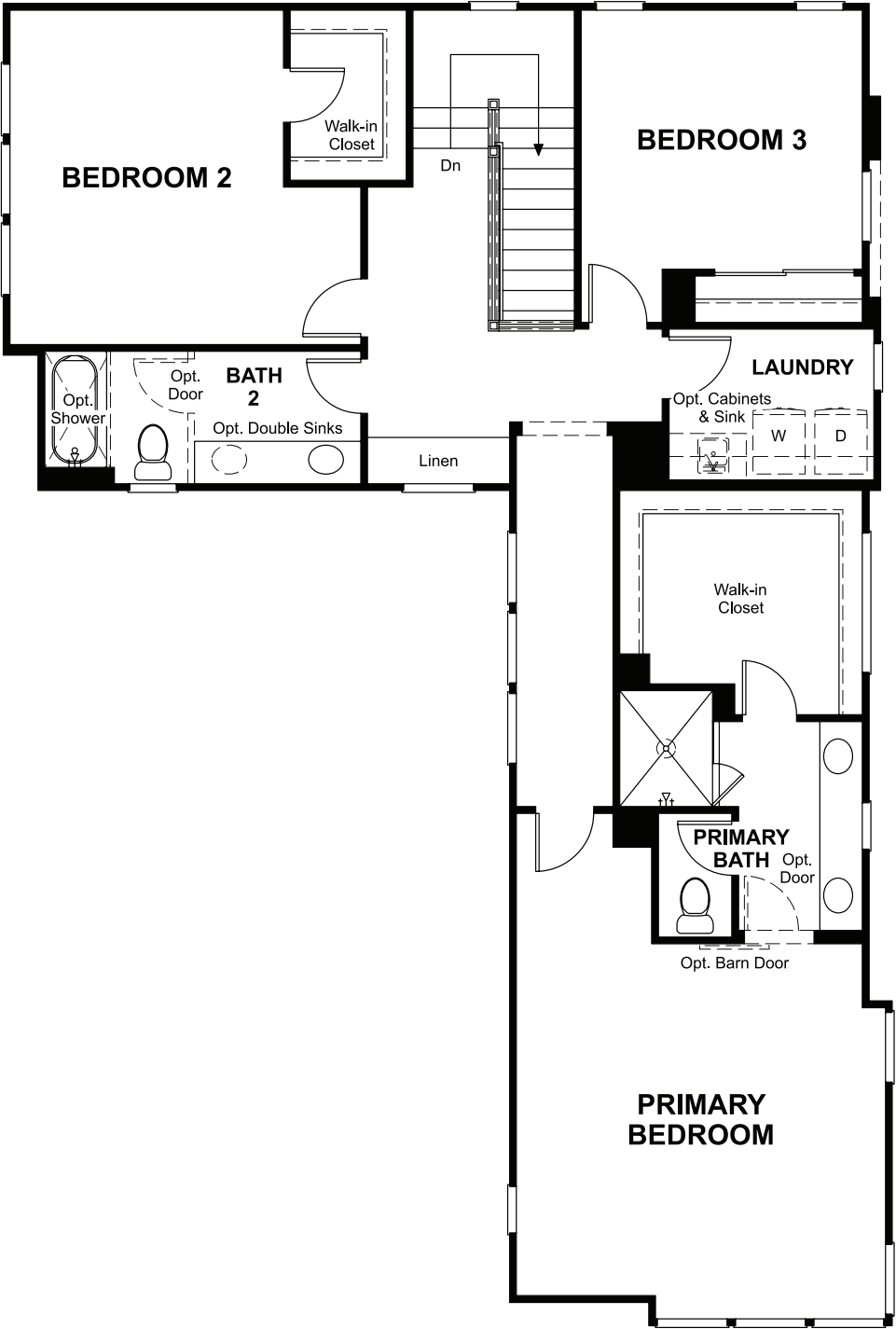


ELEVATION B

MAIN FLOOR



UPPER FLOOR



OPT. PRIMARY BATH
WALK-IN SHOWER

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