



ELEVATION C

ABOUT THE DARIUS

Part of the Modern Living™ Collection, the Darius provides a sophisticated and accommodating ranch-style layout. In addition to a lavish master suite—with a roomy walk-in closet and attached double-sink bath—this home includes a second master suite with an adjacent living room, perfect for multi-generational living. For a more complete secondary residence, opt for a separate entrance to the living room on the side of the house, in addition to a kitchenette with a sink, refrigerator and cabinets. You'll also enjoy a 3-car garage, a study, a great room with an adjacent covered patio—featuring optional center-meet and multi-slide doors—and an inviting kitchen with a generous island, built-in pantry, dining nook and optional gourmet features. Additional options: formal dining room, master retreat, club room, deluxe master bath.



ELEVATION A



ELEVATION B

COMMUNITY LOCATION:

The Preserve at Tuscano | 7516 West Odeum Lane | Phoenix, AZ 85043 | 480.748.4988

HOME GALLERY LOCATION:

Phoenix Home Gallery™ | 16427 North Scottsdale Road, Suite 175 | Scottsdale, AZ 85254 | 877.444.1485

*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, optional, located, oriented and/or built.

**Standard new home is based on the RESNET® Reference House definition with a HERS® index of 100 (based on the 2006 International Energy Conservation Code).

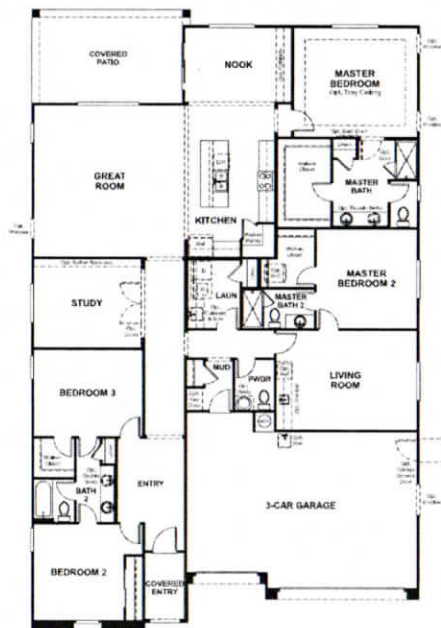
***Typical resale home is based on the U.S. Department of Energy definition with a HERS® index of 130.

**RESNET® has developed the HERS® index to indicate the comparative efficiencies of homes. It is no guarantee that energy efficiencies will be achieved.

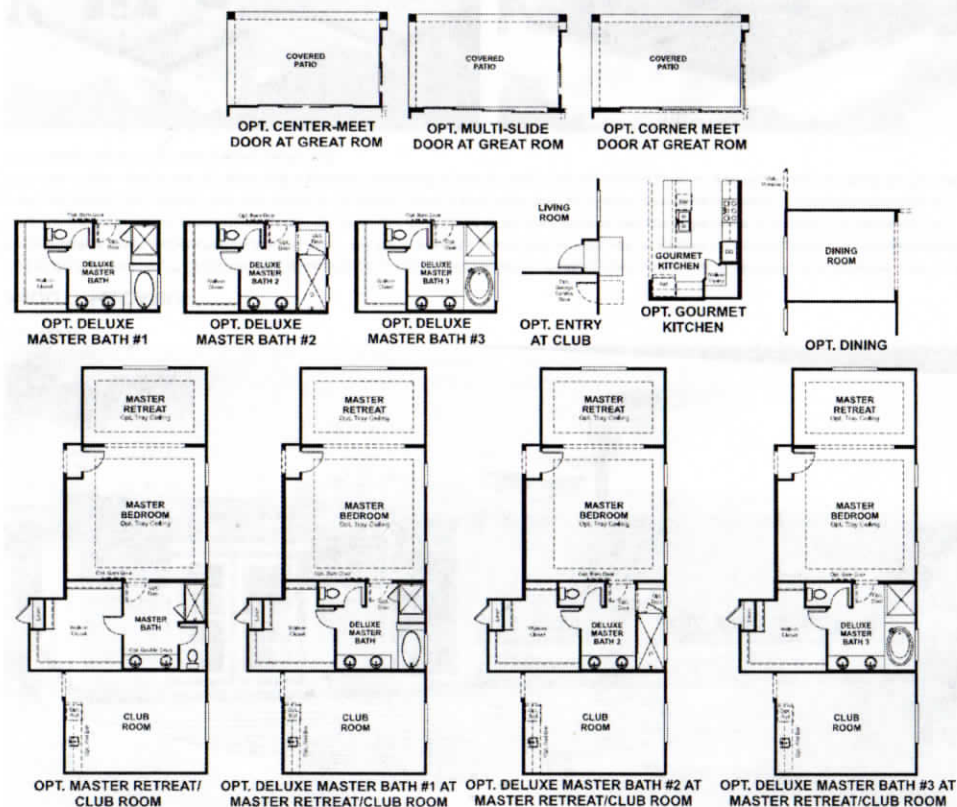
†Floor plans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent 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. ©2020 Richmond American Homes, Richmond American Homes of Arizona, Inc. (a public report is available on the state real estate department's website), Richmond American Construction, Inc. RDC #206612, 1/17/2020.

THE DARIUS | Approx. 2,840 sq. ft. | 1 story | 4 bedrooms | 3-car garage | Plan #P786

MAIN FLOOR



MAIN FLOOR OPTIONS



THIS PLAN'S PROJECTED
HERS® INDEX = 71 *

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 number, the better! Refer to the RESNET® HERS index brochure or go to www.RESNET.us and www.HERSindex.com

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.