



STAFFORD
HOMES & LAND LLC

The artist rendering is a preliminary illustration. Actual finish and trim will vary.Shown for reference only.

Vineyard
ESTATES

140 SW Dogwood Dr \$500,900

3 Bed, 2.5 Bath, 2399 sf, 2-car garage, Bonus room, Den

This spacious new 2-story craftsman home has a great floor plan with den/flex room, amenities and storage galore. Slab granite counters in kitchen with full back splashes and island. Covered front entry and back patio. Carpet and laminate wood flooring throughout w-fine trim details. Tray ceilings in foyer and master, vaulted bonus room. Love the large walk-in closet. Stainless steel finish appliances, great room with a stylish gas fireplace. Front yard irrigation system with landscaping. Energy Star home.

Features include: Bonus room, EPS energy efficiency scoring, Epoxy-coated garage floor, Sprinkler system, Rich glass shower enclosure, Soaker tub, Gas fireplace, Whole-house exhaust system, 95+% AFUE High efficiency gas furnace, landscaping.

3 Bed 2.5 Bath, 2399 sf, 2-car Gar. Lot 5 / Prop Type: Detached / ML# 18638377 / Dundee Elem / Chehalem Valley Mid / Newberg HS / BI-MICO / DW / DISP / GAS-RNG / SSAPPL / FOR-95+ GAS / GAS-FPLC / LAM-FL / VINYL-FL / WW-CARP / COV-PATIO. 140 SW Dogwood Dr. Dundee, OR 97115 ML 18638377



Sample photo from one of our completed homes. Actual finish will vary, shown for reference only.



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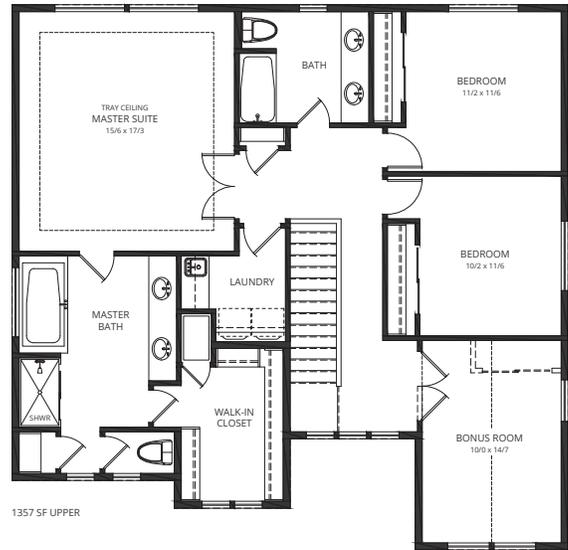
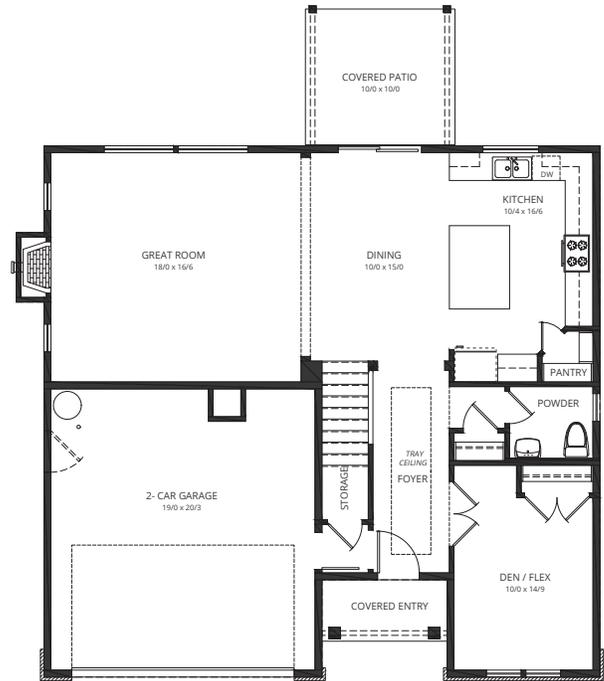
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Lot 5 - elevation / floor plan drawings





EnergyPerformanceScore

brought to you by EnergyTrust of Oregon

EPS is a tool to assess a home's energy cost and carbon footprint.

EPS™ is an energy performance score that measures and rates the net energy consumptions and carbon footprint of a newly constructed home. The lower the score, the better — a low EPS identifies a home as energy efficient with a smaller carbon footprint and lower energy costs.

Estimated Monthly Energy Costs

\$94*

Estimated average annual energy costs:

\$1,126*

Estimated average energy cost per month: Electric \$71, Natural Gas \$23

Estimated Energy Cost calculated using \$0.11 per kWh and \$0.91 per therm

Location

140 NW Dogwood Dr
Dundee, OR 97115

YEAR BUILT: 2017

SQ. FOOTAGE: 2,399

EPS ISSUE DATE: None

RATED BY: Moffet Energy Modeling

CCB #: None

Utilities:

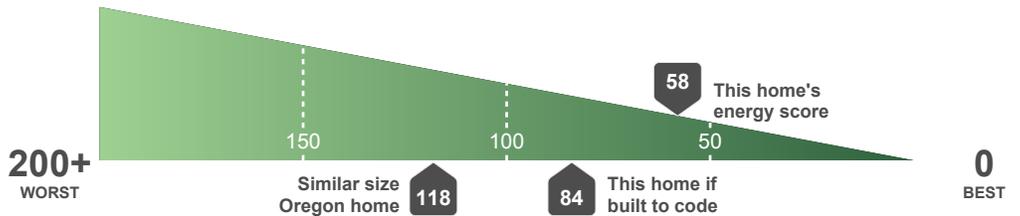
Gas: NW Natural Gas

Electric: Portland General Electric

ENERGY SCALE: Based on home energy use of natural gas, electricity, or energy generated from an installed renewable system.

Energy Score

58



Estimated total annual gross energy usage: Electric (kWh): 7,671, Natural Gas (therms): 302

Estimated average annual energy generation: No system

Estimated average net energy usage: Electric (kWh): 7,671*, Natural Gas (therms): 302

CARBON FOOTPRINT:

Measured in tons of carbon dioxide per year (tons/yr). One ton ≈ 2,000 miles driven by one car (typical 21 mpg car).



Estimated average carbon footprint: Electric (tons/yr): 4.1, Natural gas (tons/yr): 1.8

*Actual energy costs may vary and are affected by many factors such as occupant behavior, weather, utility rates and potential for renewable energy generation. A home's EPS takes into account the energy-efficient features installed in the home on the date the EPS was issued, but does not account for occupant behavior.

PRELIMINARY





EnergyPerformanceScore

brought to you by Energy Trust of Oregon

EPS is a tool to assess a home's energy cost and carbon footprint.

+ Energy-efficient features that contribute to this home's score:

Insulated Ceiling: R-49

Efficient Windows: U-0.28

Space Heating: 95.5 % AFUE Furnace

Insulated Walls: R-23

Efficient Lighting: 100.0 %

Envelope Tightness: 3.0 ACH @ 50Pa

Insulated Floors: R-30

Water Heater: Heat Pump 2.7 EF

What was considered in developing this score?

A home's EPS is based on the energy-efficient features listed above as well as the home's size and specific design. Improvements and updates made to the home after the issue date will impact its EPS. EPS does not factor in occupant behavior, and as a result, actual energy costs may vary.

USEFUL TERMINOLOGY

Energy-efficient features

R-Value: Rates the efficiency of insulation; a higher R-Value signals improved performance of floor, ceiling and wall insulation.

U-Value: Indicates the rate of heat loss in windows; a lower U-Value demonstrates the effectiveness of a window, resulting in a more comfortable home.

ACH @ 50Pa: Total air changes per hour at 50 pascals; a low number signifies a properly-sealed home with fewer air leaks.

EF: Energy Factor for water heaters or appliances; the higher the EF, the more energy efficient the model.

Energy Score

A home's EPS is shown on an energy scale that ranges from zero to 200+ and is based on home energy use of natural gas, electricity, or energy generated from an installed renewable system.

Carbon footprint:

A home's energy consumption affects carbon emissions and impacts the environment. The carbon calculation for EPS is based on emissions from the utility-specific electricity generation method and natural gas consumption of the home at the time of this report.

Similar size Oregon home

Energy: The energy consumption of an average Oregon home of similar square footage, heating type and geographical region.

Carbon: The carbon footprint of an average Oregon home of similar square footage, heating type, geographical region and utility mix.

This home if built to code: The estimated annual energy and carbon use for this home if it was just built to the minimum standards allowed under Oregon code at the time of construction without energy-efficient features installed.

Brought to you by Energy Trust of Oregon

Energy Trust developed EPS to educate about energy efficiency and provide a tool to help inform home-buying decisions.

For more information about EPS, contact Energy Trust at 1.866.368.7878 or visit www.energytrust.org/eps.



Energy Trust of Oregon

421 SW Oak St, Suite 300, Portland, Oregon 97204

1.866.368.7878

503.546.6862 fax

energytrust.org