



ENERGY STAR



STAFFORD
HOMES & LAND INC

The artist rendering is a preliminary illustration. Actual finish and trim WILL vary, shown for reference only

BAKER CREEK

1709 NW McGarey Dr \$584,900

4 Bed, 2.5 Bath, 2290 sf, 2-car garage, PLUS 462 sf ADU

This stunning Master on Main home offers an open great room with built-ins, gas fire place, dining nook, open vault foyer, formal dining, den/flex room and storage. Quartz counters in kitchen w-full back splashes and island. Covered patio in back. Smart laminate wood, green-label certified carpet and vinyl flooring. Stainless finish appliances, fine details and trims. The ADU has a covered porch & patio, 1 bedroom, full kitchen and abundant charm! Fully landscaped with timer controlled sprinkler, fenced and gated back yard. Energy Star® certified.

Features include: EPS energy efficiency scoring, Coated garage floor, Glass shower enclosure in master, Gas fire place, 96% High-efficiency furnace, Quartz slab counter, Landscaped yard, Sprinkler system with timer. Solar-ready panel.

4 Bed 2.5 Bath, 2290 sf, 2-car Garage Lot 34 / 462 sf ADU / Prop Type: Detached / ML# 18076402 / Memorial Elem / Duniway Mid / McMinnville HS / BI-MICO / DW / DISP / GAS-RNG / SSAPPL / 96+ GAS-FOR-AIR / GAS-FPLC / LAM-FL / VINYL-FL / WW-CARP / COV-ENTRY / SOLAR RDY / 462 sf ADU



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



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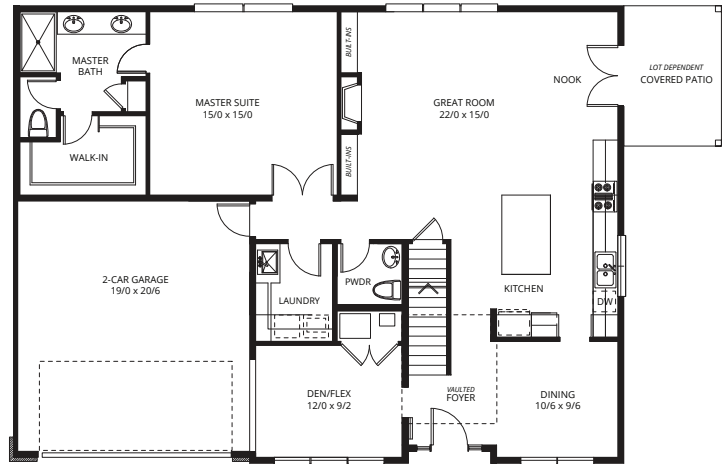




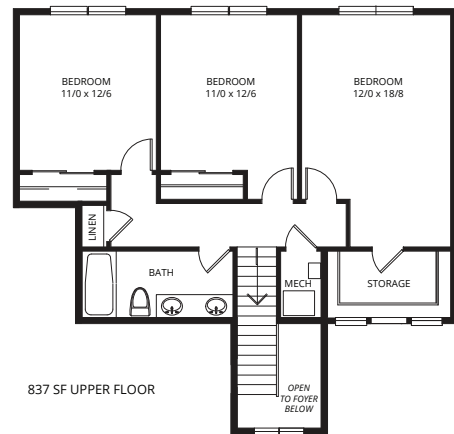
Baker Creek | Lot 34 Floor plan

4 Bed, 2.5 Bath, 2290 sf, 2-car garage, PLUS 462 sf ADU

Lot 34- main home elevation / floor plan drawings + ADU



1453 SF MAIN FLOOR



837 SF UPPER FLOOR

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 / smaller carbon footprint and lower energy costs. **THIS HOME:** Est average energy cost per month: Electric \$XX, Natural Gas \$XX (Estimated Energy Cost calculated using \$0.11 per kWh and \$0.91 per therm)

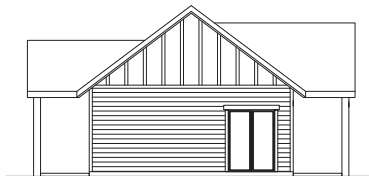
ENERGY-EFFICIENT FEATURES that contribute: Insulated Ceiling: R-49 / Efficient Windows: U-0.3 Space Heating: 96.0 % AFUE Furnace / Insulated Walls: R-23 / Efficient Lighting: Envelope Tightness: 3.0 ACH @ 50Pa / Insulated Floors: R-30 / Water Heater: Heat Pump 3.2 EF



FRONT ELEVATION



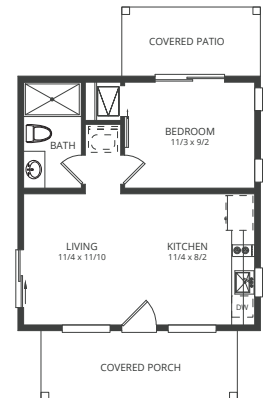
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



462 SF ADU



Stafford Homes and Land | Crafting Elegantly Efficient Homes

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Specifications, pricing, finish and designs subject to change without notice. Features, trim, details and elevations will vary from artist rendering and marketing plan. Materials subject to market fluctuations, supplier availability and product cycles; which may require substitution of equal or better than items solely at the discretion of the builder. REV. 11/26/2018