



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

2147 NW Shadden Dr \$444,900

3 Bed, 2 Bath, 1935 sf, 2-car garage, Tray ceiling accents

This new single-level home has an open floor plan with generous room, amenities and storage. Rich slab quartz counters in kitchen with full back splashes and island. Covered front entry, covered patio in back. Smart flooring choices in laminate wood, green-label certified carpet and vinyl w-fine details. Tray ceilings in great room and master. Stainless finish appliances, cozy gas fire place. 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, Sprinkler system with timer. Solar-ready panel.

3 Bed 2 Bath, 1935 sf, 2-car Gar. Lot 38 / Prop Type: Detached / ML# 18051089 / 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
2147 NW Shadden Dr McMinnville, OR 97128 ML# 18051089



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



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BAKER CREEK

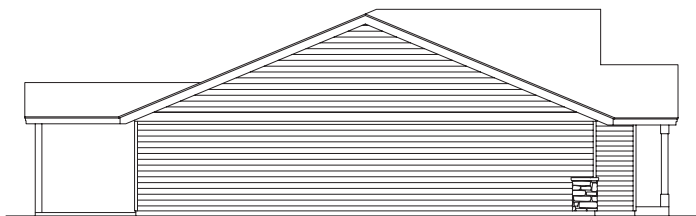
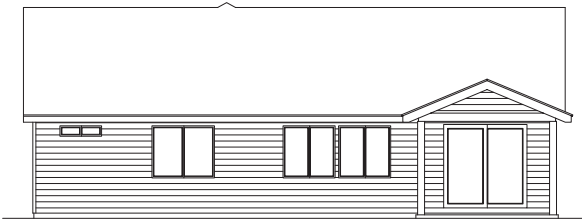
Baker Creek | Lot 38 Floor plan

3 Bed, 2 Bath, 1935 sf, 2-car garage

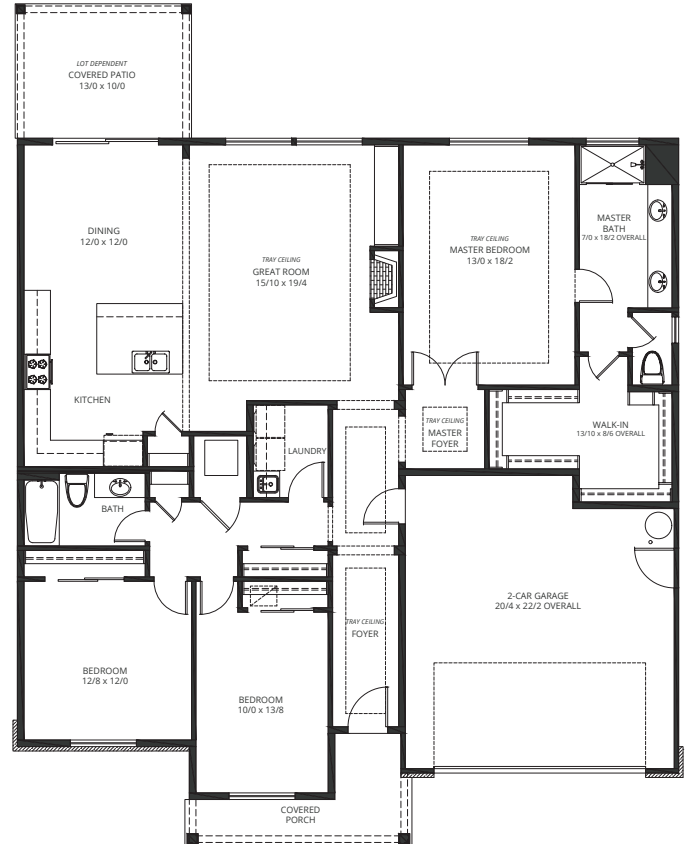
Lot 38- elevation / floor plan drawings



LEFT ELEVATION



RIGHT ELEVATION



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.

THIS HOME: Estimated average energy cost per month: Electric \$56, Natural Gas \$18 (Estimated Energy Cost calculated using \$0.11 per kWh and \$0.91 per therm)

ENERGY-EFFICIENT FEATURES that contribute to this home's score:

- 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



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 to or better than items solely at the discretion of the builder. REV. 10/16/2018