



**S STAFFORD**  
HOMES & LAND LLC

Rendering for reference only. Actual finish and elevation will vary

**CONCORD OAKS**

**3211 SE Concord Road**

4 Bed, 2.5 Bath, 2139 sf, 2-car garage

**\$473,350**

**This home is everything and more.** All bedrooms upstairs with the tray ceiling master suite. Covered porch in front, open great room and 2-story foyer. Walk-in closet for your treasures. Slab granite counters in the kitchen with full back splashes and island. Carpet and laminate wood flooring with fine, upscale trims. Stainless steel finish appliances, gas fireplace, and of course a covered patio perfect for entertaining. Fenced in back, landscaped and outfitted with a timer-controlled sprinkler system for easy care. Earth Advantage Gold Certified construction standards for a lifetime of comfort.

**Features include:** Earth Advantage GOLD Certified, Verified EPS energy scoring, Epoxy-coated garage floor, Sprinkler system/timer, Glass shower enclosure, Soaker tub, Gas fireplace, Whole-house exhaust system, 95+% AFUE High efficiency gas furnace, Landscaping, Pre-plumbed for solar & central vacuum

4 Bed 2.5 Bath, 2139 sf, 2-car Gar. Lot 30 / Prop Type: Detached / ML# 17642836 / Riverside Elem / Alder Creek Mid / Rex Putnam HS / BI-MICO / DW / DISP / GAS-RNG / SSAPPL / FOR-95+ GAS / GAS-FPLC / LAM-FL / VINYL-FL / WW-CARP / COV-PATIO / BIV-RDY. 3211 SE Concord Rd. Milwaukie, OR 97267



*Premiere*  
**PROPERTY**  
*Group, LLC*

**Bill Hupfer | Blake Hupfer**  
Brokers licensed in Oregon

**Call 503-780-7653**

[www.PremierePropertyGroup.com](http://www.PremierePropertyGroup.com)  
[www.ConcordOaks.net](http://www.ConcordOaks.net) 



Sample photos from one of our completed homes.



Actual finish will vary, shown for reference only.



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**EARTH ADVANTAGE GOLD STANDARDS**

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# CONCORD OAKS



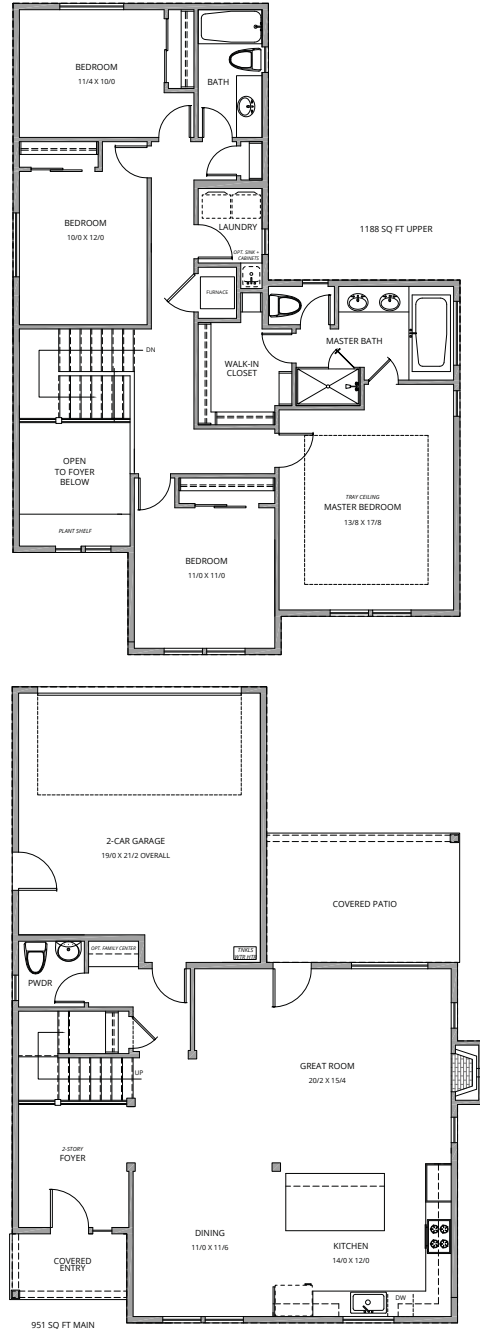
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4 Bed, 2.5 Bath, 2139 sf, 2-car garage

Lot 30 Elevations + Floor Plans



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. 10/25/2017



Energy Performance Score

brought to you by Energy Trust 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

\$85\*

Estimated average annual energy costs:

\$1,024\*

Estimated average energy cost per month: Electric \$59, Natural Gas \$26

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

Location

3211 SE Concord Rd
Milwaukie, OR 97267

YEAR BUILT: 2017

SQ. FOOTAGE: 2,139

EPS ISSUE DATE: None

RATED BY: Earth Advantage

CCB #: 204173

Utilities:

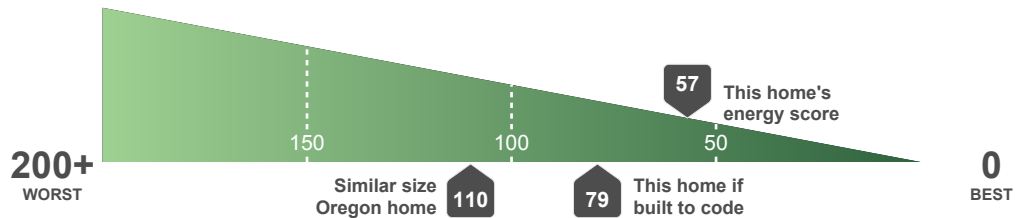
Gas: NW Natural Gas

Electric: Portland General Electric

Energy Score

57

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



Estimated total annual gross energy usage: Electric (kWh): 6,373, Natural Gas (therms): 349

Estimated average annual energy generation: No system

Estimated average net energy usage: Electric (kWh): 6,373\*, Natural Gas (therms): 349

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): 3.4, Natural gas (tons/yr): 2.0

\*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-0.3

Space Heating: 96.0 % AFUE Furnace

Insulated Walls: R-23

Efficient Lighting: 100.0 %

Envelope Tightness: 4.0 ACH @ 50Pa

Insulated Floors: R-38

Water Heater: Tankless 0.99 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](http://www.energytrust.org/eps).



Energy Trust of Oregon

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