



ENERGY STAR



**STAFFORD**  
HOMES & LAND LLC

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



## 578 S.E. Cooper St \$345,900

3 Bed, 2 Bath, 1870 sf, 2-car garage, Den/flex room

This spacious single-level home has a great floor plan with den/flex room, amenities and storage galore. Rich slab granite counters in kitchen w-full back splashes and island. Covered front entry, open patio in back. Carpet, vinyl and laminate wood flooring throughout with fine details. Tray ceiling in great room, foyer and master. Love the large walk-in closet. Stainless steel finish appliances, great room with a cozy gas fire place. Fully landscaped w-timer controlled sprinkler, fence/gate. **Energy Star**

**Features include:** EPS energy efficiency score is 52. That is 26% better than code-built! Epoxy-coated garage floor, Glass shower enclosure in master, Gas fire place, 95% High-efficiency furnace, Granite slab counter, Landscaped, Sprinkler system w-timer.

3 Bed 2 Bath, 1870 sf, 2-car Garage / Lot 30 / Property Type: Detached / ML# 18527593 / Whitworth Elem / Lacreole Mid / Dallas HS / BI-MICO / DW / DISP / GAS-RNG / SSAPPL / 95+ GAS-FOR-AIR / GAS-FPLC / LAM-FL / VINYL-FL / WW-CARP / COV-ENTRY 578 S.E. Cooper St. Dallas, OR 97338 ML# 18527593



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



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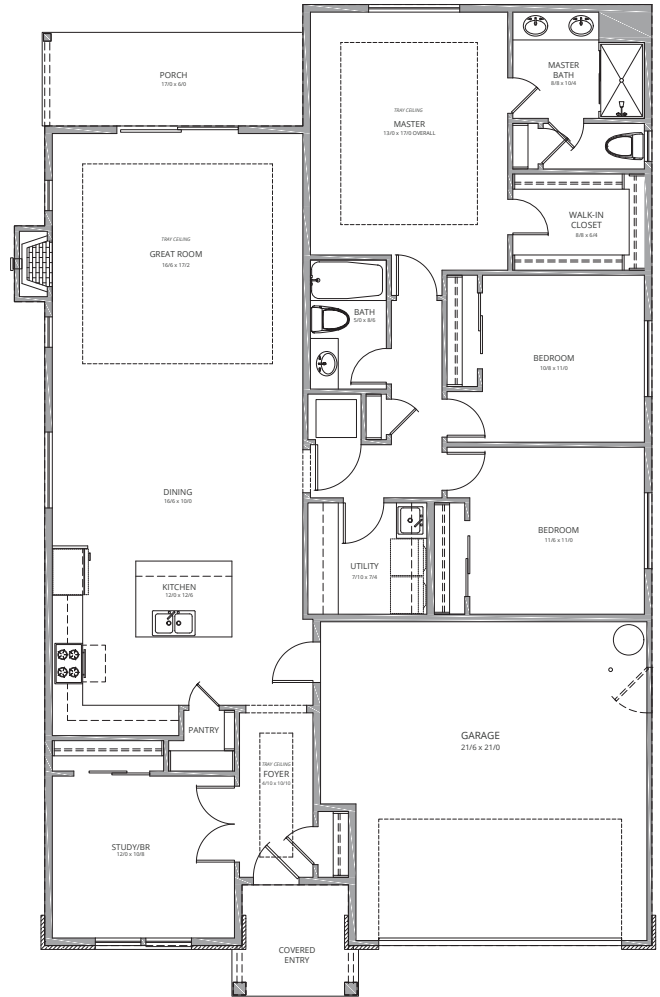
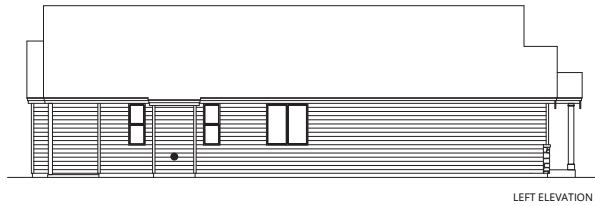
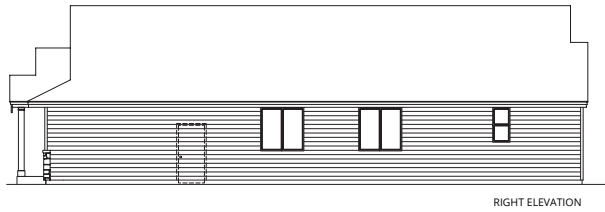




ORCHARD  
GLEANNS

**Orchard Gleanns | Lot 30 Floor plan**  
3 Bed, 2 Bath, 1870 sf, 2-car garage, Den

Lot 30 - elevation / floor plan drawings



**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 \$65, Natural Gas \$21 (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: 95.0 % AFUE Furnace
- Insulated Walls: R-23 Efficient Lighting: Envelope Tightness: 3.0 ACH @ 50Pa
- Insulated Floors: R-30 Water Heater: Heat Pump 3.5 EF:



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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. 04/18/2018