



BAKER CREEK

LOT AVAILABILITY ● STAFFORD HOMES + LAND

BAKER CREEK EAST / PHASE 1
McMINNVILLE, OREGON

COMING PLANS:

- LOT 9 - Albany-F 2 Craftsman car Ranch
- LOT 15 - Benson-F Modern 2 car Ranch
- LOT 36 - M2328-WC1ADU Master-on-Main



NOTE: Floor plans, specifications, finishes, pricing, and build materials are subject to change and will change as better or comparable materials are made available.



Baker Creek | Standard Features

Elegant efficiency just for you.

A Healthy Home for you:

- **EPA Indoor AirPLUS** certified for healthy air quality
- Moisture content **certified** with certificate from 3rd party testing company
- Air sealing to reduce building air leakage resulting in 2.0-3.0 air changes/hour (ACH)

Energy Efficiency Built-In:

- **Energy Trust** of Oregon certified home. **EPS Energy Performance Score** verified by 3rd party.
- **Solar-Ready** electrical panel
- **R-60** ceiling insulation
- **R-23** blown in blanket (BIBS) exterior wall
- **R-30** floor insulation
- Ultra efficient 65 gal **heat pump water heater**
- Low flush toilets and water efficient fixtures
- Non-Metallic **PEX** plumbing throughout
- High-efficiency **96% gas furnace**, A/C-ready
- Programmable thermostat
- **Energy Star** rated windows with a U rating of .28 for 15% savings in heat and cooling loss.
- Efficient **LED** lamps in fixtures that accommodate them for substantial savings and long operational life spans

Exteriors Finished to endure:

- 2x6 Exterior **double wall** construction
- Pre-primed **HardiePlank® Lap Siding** and **Hardie Trim® Boards** with 30 year warranty
- **Cultured stone** accents on many plans
- Durable fiberglass **Therma-Tru®** exterior doors
- Three color paint combination to enhance the home elevation and showcase materials
- 2 Hose bibs, one front, one back
- Front and rear electrical outlets
- Low maintenance front landscaping w-timer controlled **irrigation system**
- **Fully fenced** yard
- Exposed aggregate on patios and driveway
- **Insulated** garage door with (1) opener, (2) remotes included

Interior Living Details:

- 9' ceilings on main floor (per plan)
- Flooring is pre-finished laminate hardwood, carpet and vinyl.
- Oversized master bedroom on most plans.
- Walk in closet in master bedroom (per plan)
- Gas fireplace w-custom mantle and tile surround
- Stylish **quartz** counter tops with designer accents in bathrooms, undermount sinks.
- **Brushed nickel** door and cabinet hardware
- Soft-close cabinet doors & drawers throughout home
- Brushed nickel plumbing and light fixtures
- Mirrors and bath hardware in all baths
- Glass shower enclosure in master bath
- Quality **two-tone** interior paint
- Textured & painted garage
- **Coating** on garage floor

Elegant Kitchens:

- **Quartz slab** counter tops with designer deco and **full back splash**
- Extensive cabinetry with shaker style doors
- Stainless finish gas range and micro hood vent
- Stainless finish **Energy Star®** dishwasher
- Stainless steel under mount single-bowl sink
- Chrome kitchen faucet w-**pull out sprayer**
- Many plans with walk-in pantry



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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. 8/29/2018