



BAKER CREEK

LOT AVAILABILITY ●
STAFFORD HOMES + LAND

BAKER CREEK EAST / PHASE 1
MCMINNVILLE, OREGON

NOW OFFERING FARMHOUSE STYLE,
MASTER ON MAIN HOMES
WITH SEPARATE 462 SQ FT
DWELLING (ADU)! PERFECT FOR
GUESTS OR FAMILY MEMBERS.



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

Features	Stafford	Other Builders	Used Home
Healthy Homes			
• EPA Indoor AirPLUS certified for healthy air quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Moisture content certified with certificate from 3rd party testing company	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Whole house ventilation system with MERV-13 level air filtration that is rated "Hospital Clean" trapping dust particles, mold spores, dust mite debris tobacco smoke and pet dander.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Air sealing to reduce building air leakage resulting in 2.0-3.0 air changes/hour (ACH)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• CRI Green Label Plus® certified carpeting. This verifies the carpet has passed stringent Air Quality Carpet Testing to ensure low-emission off gassing in your new home.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency			
• Energy Trust of Oregon certified home. EPS Energy Performance Score verified by 3rd party. This certification shows the home buyer just how far ABOVE code-built our homes are. In most cases, we attain 28-40% better than code!	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Solar-Ready electrical panel. Our home buyers can opt to install solar after moving in, and benefit from available State and Local incentives.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• R-60 ceiling insulation, R-23 blown in blanket (BIBS) exterior wall, R-30 floor insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ultra efficient 65 gl Rheem Platinum heat pump water heater. Equipped with the Rheem EcoNet® WiFi-enabled controller.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• EPA Water-Sense® approved plumbing fixtures for savings and efficiency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Non-Metallic PEX plumbing throughout means no split, bursting pipes or contamination from the piping itself.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• High-efficiency 96% gas furnace, pre-plumbed for A/C. The furnace and ducting are installed and routed within the thermal envelope, not in the garage where fumes and toxins can enter into the system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Energy Star rated windows with a U rating of .26 for 15% savings in heat and cooling loss. Our windows are installed the correct way by a Professional Window installer, not the framing crew.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Efficient LED lamps in fixtures that accommodate them for substantial savings and long operational life spans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better Living			
Exterior			
• Pre-primed HardiePlank® Lap Siding and Hardie Trim® Boards with 30 year warranty assure protection against the elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Low maintenance front landscaping w-timer controlled irrigation system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Fiberglass entry door by Therma-Tru®	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Insulated garage door with (1) opener, (2) remotes included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior			
• Oversized master bedroom on most plans, with walk in closet (per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sealed gas fireplace insert w-custom mantle and tile surround. Our inserts use electronic ignition, eliminating any standing pilot light.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stylish granite or quartz slab counter tops. Custom cabinetry, Energy Star® rated dishwasher, easy to maintain flooring choices.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Durable coating on garage floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

