









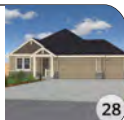
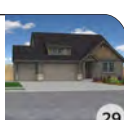




	\$345,900 2014 sf 3 bd 2.5 ba 2-story 2-car SOLD	26	515 SE Cooper St
	\$365,900 2482 sf 4 bd 2.5 ba 2-story 3-car tandem SOLD	25	527 SE Cooper St
	\$364,900 2260 sf 3 bd 2.5 ba Master on Main 2-car ML#17522094	24	539 SE Cooper St
	\$374,900 2096 sf 3 bd 2.5 ba Master on Main SOLD	23	551 SE Cooper St
	\$359,900 1869 sf 4 bd 2 ba Single level, Den/flex ML#18092507	22	563 SE Cooper St
	\$379,900 2383 sf 3 bd 3 ba Mstr on Main, Bonus ML#18078625	21	575 SE Cooper St
	\$389,900 2526 sf 3 bd 2.5 ba Mstr on Main, Bonus ML#18019658	20	587 SE Cooper St
	\$364,900 2248 sf 3 bd 2.5 ba 2-story, Den, Bonus ML#18483598	19	599 SE Cooper St
	\$354,900 2014 sf 3 bd 2.5 ba 2-story, 3-Car SOLD	18	623 SE Cooper St
	\$359,900 1869 sf 4 bd 2 ba Single level, 2-Car ML#18339889	17	657 SE Cooper St

	\$350,900 2014 sf 3 bd 3 ba 2-Story, 3-car SOLD	27	544 SE Cooper St
	\$354,900 1870 sf 3 bd 2 ba Single level, 3-car SOLD	28	556 SE Cooper St
	\$384,900 2383 sf 3 bd 3 ba Mstr on Main, 3-car SOLD	29	570 SE Cooper St
	\$345,900 1870 sf 3 bd 2 ba 1 level, 2-car, Den SOLD	30	578 SE Cooper St
	\$354,900 1870 sf 3 bd 2 ba Single level, 3-car SOLD	31	584 SE Cooper St
	\$379,900 2383 sf 3 bd 3 ba Mstr on Main, Bonus ML#18454944	32	473 SE Fowler St
	\$359,900 1869 sf 4 bd 2 ba Single level, 2-Car SOLD	33	481 SE Fowler St

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



Orchard Gleanns | 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
- MERV-13 air filtration for pure, clean indoor air without pollen, dust, mold spores or pet dander.
- Air sealing to reduce building air leakage resulting in 2.0-3.0 air changes/hour (ACH)
- Low/No VOC Sherwin Williams® paints and coatings
- CRI Green Label® certified carpet

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 Rheem **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** lighting throughout for savings and long operational life spans

Exteriors Finished to endure:

- 2x6 Exterior **double wall** construction
- Pre-primed **HardiePlank® Lap Siding** and **Hardie Trim® Boards** ensuring exterior home protection from the elements, backed by a 30-year warranty.
- **Cultured stone** accents on many plans
- Durable fiberglass **Therma-Tru®** exterior doors
- Low maintenance front landscaping w-timer controlled **irrigation system**
- 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 **granite** counter tops with designer accents in bathrooms, undermount sinks.
- **Brushed nickel** door and cabinet hardware
- Brushed nickel plumbing and light fixtures
- Mirrors and bath hardware in all baths
- Glass shower enclosure in master bath
- Quality **two-tone** interior paint
- **Coating** on garage floor

Elegant Kitchens:

- **Granite 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. 2/12/2019