



WILDLIFE MEADOWS

LOT AVAILABILITY ● :
STAFFORD HOMES LOTS
AT WILDLIFE MEADOWS
STAYTON, OREGON

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



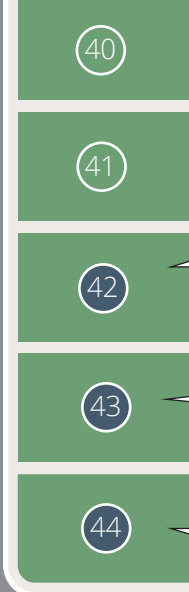
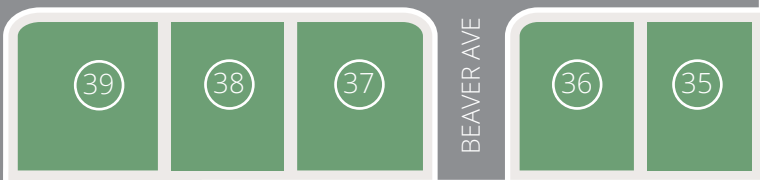
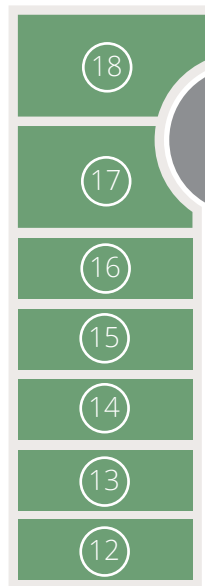
2295 Deer Ave
\$389,900
2176 sf 4 bd 2.5 ba
2-Story, Loft
ML#18179944



2271 Deer Ave
\$389,900
2172 sf 4 bd 2.5 ba
2-Story, Loft
ML#18195010



2071 Deer Ave
\$439,900
2526 sf 3 bd 2.5 ba
Master on Main
ML#18358062



706 Fox Street
\$404,900
2031 sf 4 bd 2 ba
Single level, 3-car
ML#18299243

2132 Deer Ave
\$404,900
2031 sf 4 bd 2 ba
Single level, 3-car
ML#18184862



2082 Deer Ave
\$399,900
1870 sf 3 bd 2 ba
Single level, 3-car
ML#18541900



2068 Deer Ave
\$419,900
2383 sf 3 bd 3 ba
Master on Main
ML#18543885



FOX STREET

RABBIT RUN STREET

DEER AVENUE

BEAVER AVE

SHAFF ROAD SE

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WILDLIFE MEADOWS LOTS / AVAILABILITY
11/13/2018 V.2



WILDLIFE MEADOWS

Wildlife Meadows | 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**
- 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, vinyl and Green Label® certified carpet.
- Oversized master bedroom on most plans.
- Master has walk-in closet with shelving (per plan)
- Gas fireplace w-custom mantle and tile surround
- **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:

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

Focus Feature:

- At Wildlife Meadows we built within a framework of strong firs, a walking trail and a verdant pond. This place is truly unique and good to call "home".



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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. 1/22/2019