



WILDLIFE MEADOWS

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

Stafford presents 7 elegantly energy efficient new homes set in a great community. Enjoy walking paths, nearby schools and easy days. These fine homes are built for decades of quiet, trouble-free, healthy indoor living. **Model open now.**



2295 Deer Ave
\$379,900
2176 sf 4 bd 2.5 ba
2-Story, Loft
ML#18179944



2271 Deer Ave
\$379,900
2172 sf 4 bd 2.5 ba
2-Story, Loft
ML#18195010



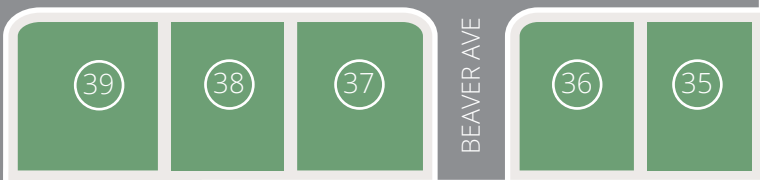
2071 Deer Ave
\$429,900
2526 sf 3 bd 2.5 ba
Master on Main
ML#18358062



FOX STREET

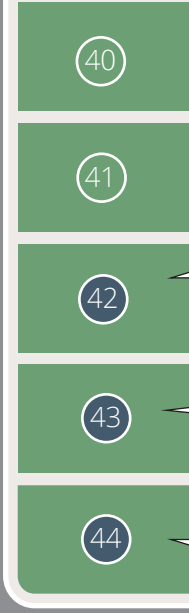


RABBIT RUN STREET



DEER AVENUE

BEAVER AVE



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WILDLIFE MEADOWS LOTS / AVAILABILITY
3/12/2019 V.4

2132 Deer Ave
\$394,900
2031 sf 4 bd 2 ba
Single level, 3-car
ML#18184862



2082 Deer Ave
\$389,900
1870 sf 3 bd 2 ba
Single level, 3-car
ML#18541900



2068 Deer Ave
\$414,900
2383 sf 3 bd 3 ba
Master on Main
ML#18543885



SHAFF ROAD SE



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
- 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
- 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 **quartz** 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:

- **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".



staffordhomesandland.com

CCB 204299



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. 2/18/2019