



# 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.**



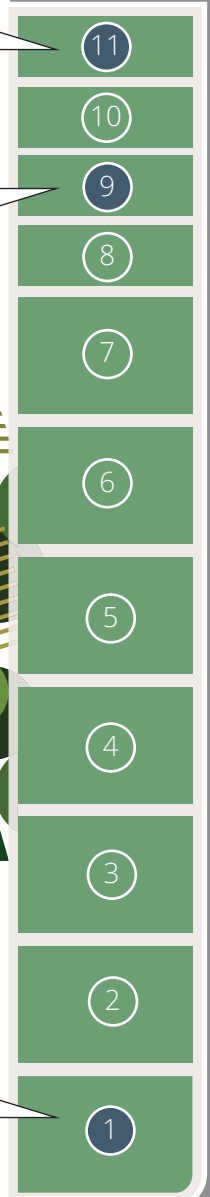
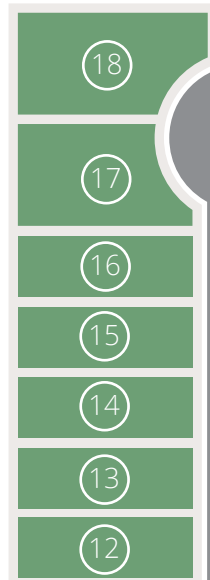
2295 Deer Ave  
\$374,900  
2176 sf 4 bd 2.5 ba  
2-Story, Loft  
ML#18179944



2271 Deer Ave  
\$374,900  
2172 sf 4 bd 2.5 ba  
2-Story, Loft  
ML#18195010



2071 Deer Ave  
\$424,900  
2526 sf 3 bd 2.5 ba  
Master on Main  
ML#18358062



SHAFF ROAD SE

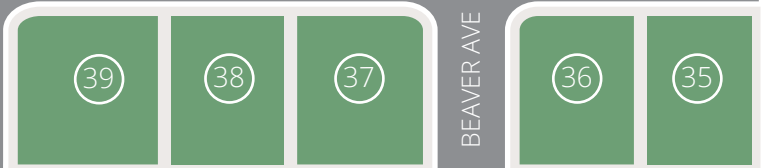
## MOVE-IN READY HOMES



FOX STREET



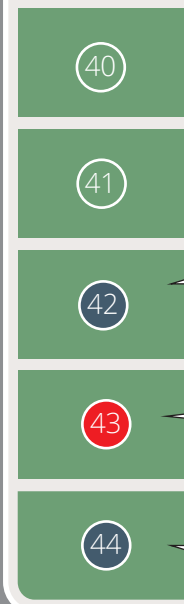
RABBIT RUN STREET



DEER AVENUE

BEAVER AVE

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WILDLIFE MEADOWS LOTS / AVAILABILITY  
4/12/2019 V.6



2132 Deer Ave  
\$389,900  
2031 sf 4 bd 2 ba  
Single level, 3-car  
ML#18184862



2082 Deer Ave  
\$384,900  
1870 sf 3 bd 2 ba  
Single level, 3-car  
● PENDING



2068 Deer Ave  
\$409,900  
2383 sf 3 bd 3 ba  
Master on Main  
ML#18543885



Features	Stafford	Other Builders	Used Home
<b>Healthy Homes</b>			
• 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"/>
<b>Energy Efficiency</b>			
• 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"/>
<b>Better Living</b>			
<b>Exterior</b>			
• 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"/>
<b>Interior</b>			
• 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"/>

