

## Models Open

Saturday & Sunday  
12pm—4pm

Monday & Friday  
1pm - 4pm

Or By Appointment

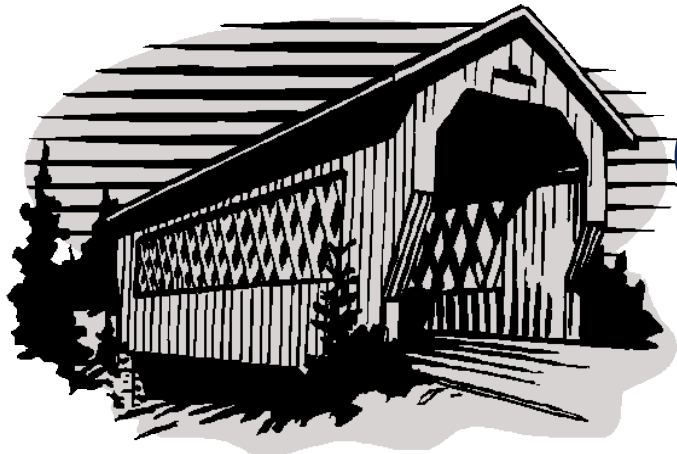
## Contact

Chris Forrette  
Real Estate Broker  
503-409-3542  
C4RETTE@GMAIL.COM



# NOW STARTING AT \$189,900!

Pacific Edge Development Presents



# Woodbridge Crossing

AT MONTEBELLO III  
WOODBURN, OREGON

We never stop moving.



**PACIFIC EDGE DEVELOPMENT**

REAL ESTATE DEVELOPMENT / PROPERTY MANAGEMENT / CONSTRUCTION

CCB#0035055

**COLDWELL  
BANKER**

MOUNTAIN WEST REAL ESTATE, Inc.

## Incentives to Buy!

- \$6,000 towards Buyers Closing Costs or Upgrades on Select Plans
- Free Stainless Steel Refrigerator or extra \$1,200 credit.
- 2/10 Home Warranty Included!

\*Terms & Conditions Apply. Incentives subject to change without notice, Inquire with a Realtor for details

LOT	ADDRESS	PLAN	DESCRIPTION	PHASE 1 PRICE	STATUS
162	THE MOSBY 2913 Oxford St.	K-1233 Elv. 1	3 BR / 2 BA / 2 CAR Single Story Home	\$189,900	NEW PLAN! PRE-SALE AVAILABLE!
153	THE DORENA 3129 Oxford St	L-1325 Elv. 1	3 BR / 2 BA / 2 CAR Single Story	\$196,900	NEW PLAN! PRE-SALE AVAILABLE!
161	THE HARRIS 2937 Oxford St.	H-1400 Elv. 1	4 BR / 2 BA / 2 CAR Single Story	\$203,900	NEW PLAN! PRE-SALE AVAILABLE!
170	THE IRISH BEND 3033 Oxford St.	IB-1504 Elv. 2	4 BR / 3 BA / 2 CAR Two Story Home	\$219,400 w/ 6K Allowance	PRE-SALE AVAILABLE!
156	THE HANNAH 3057 Oxford St.	A-1627 Elv. 1	3 BR / 2 BA / 2 CAR Single Story Home	\$232,400 w/ 6K Allowance	MOVE IN READY!
172	THE CHITWOOD 3060 Oxford St.	C-1767 Elv. 2	4BR / 2 BA / 2 CAR Single Story Home	\$242,400 w/ 6K Allowance	MOVE IN READY!
173	THE DRIFT CREEK 3084 Oxford St.	B-1700 Elv. 2	4Bed/2Bath/3Car Single Story	\$244,400 w/ 6K Allowance	MOVE IN READY!
155	THE SANDY CREEK 3081 Oxford St.	D-1802 Elv. 1	3 BR / 2 BA / 2 CAR Single Story Home	\$247,400 w/ 6K Allowance	MOVE IN READY!
170	THE LOWEL 3012 Oxford St.	E-2213 Elv. 2	4 BR / 3 BA / 3 CAR Two Story Home	\$273,400 w/ 6K Allowance	PRE-SALE AVAILABLE!
158	THE ROCHESTER 3009 Oxford St.	F-2213 Elv. 1	4 BR / 2.5 BA / 3 CAR 2 Story Home Mstr on Main / Bonus RM	\$276,400 w/ 6K Allowance	PRE-SALE AVAILABLE!
159	THE STEWART 2985 Oxford St.	F2-2402 Elv. 2	4Bdr/3Bath/2Car 5th BR or Bonus Room	\$285,400 w/ 6K Allowance	PRE-SALE AVAILABLE!
169	THE HOFFMAN 3108 Oxford St.	G-2492 Elv. 1	5Bed/3Bath/2Car 2 Story Home	\$289,400 w/ 6K Allowance	PRE-SALE AVAILABLE!

**AVAILABLE PLANS**

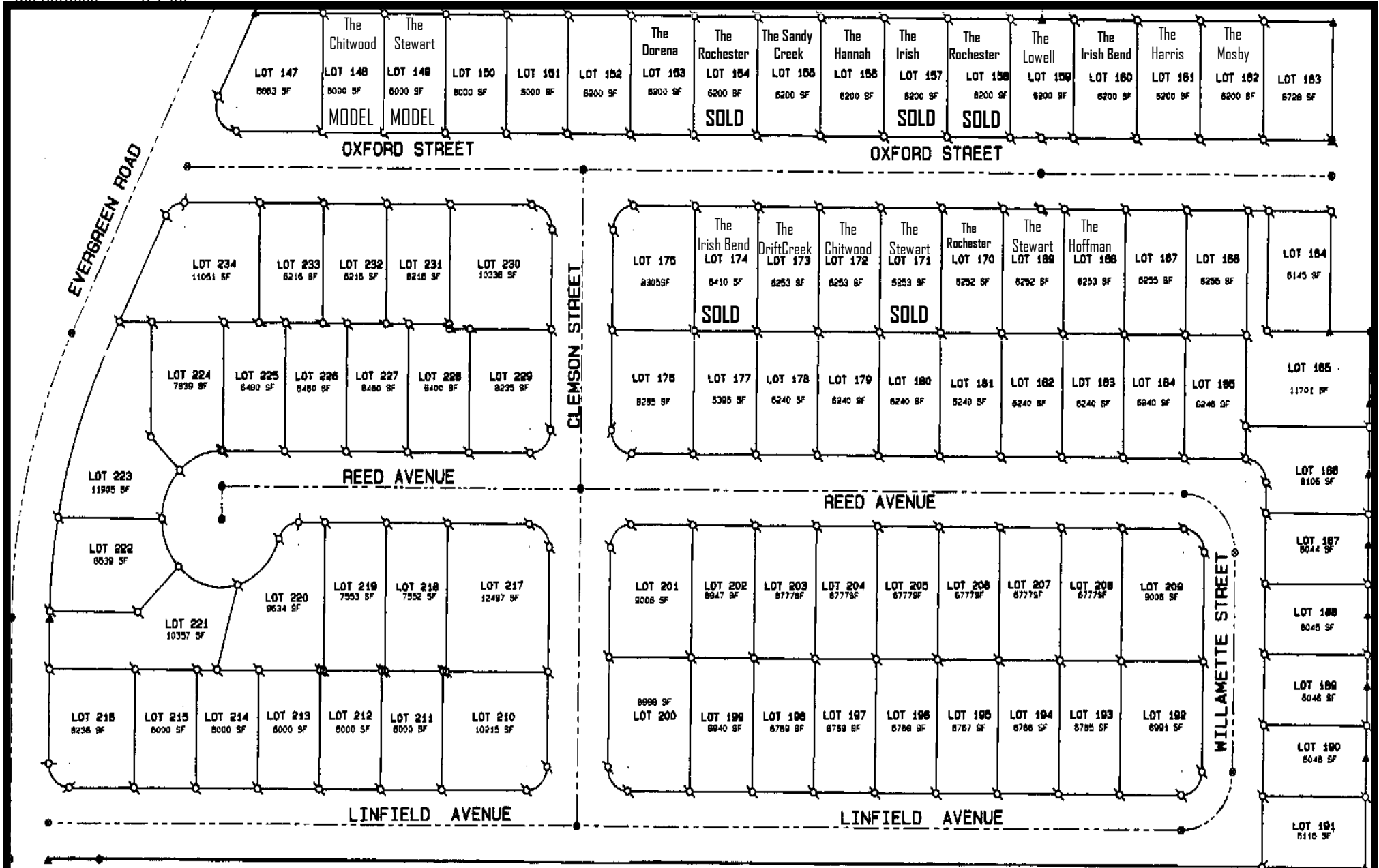
The Irish Bend	IB-1504	The Sandy Creek	D-1802
The Hannah	A-1627	The Rochester	E-2213
The Drift Creek	B-1700	The Lowell	F-2167
The Chitwood	C-1767	The Stewart	F2-2402
The Hoffman	G-2492		



**Chris Forrette**  
**(503) 409-3524**

**Ken Ream**  
**(503) 881-5335**

**PHASE ONE**





# DISTINCTIVE FEATURES

## Living Area

- ◆ Gas Fireplace With Fan -Wood Mantel & Slate Surround
- ◆ Decorative Plant Shelves (per plan)
- ◆ Volume Ceilings For Added Spaciousness
- ◆ Designer Selected Carpeting & No Wax Vinyl Flooring
- ◆ Pre-Wired For Cable Television And Telephone In Master Bedroom And Living area
- ◆ Rounded Sheet Rocked Corners
- ◆ Central Heating (Forced Air Gas Furnace)
- ◆ White Painted Elite Doors
- ◆ Hardwood Entry Floors
- ◆ Ceiling Fan with Light in Living Area (per Plan)
- ◆ Designer Selected Recessed Lighting

## Creative Kitchens

- ◆ Decorative Granite Counter Tops (per plan) or Laminate Counter Tops With Tile Backsplash (per Plan)
- ◆ Stainless Steel Electric Range / Oven
- ◆ Stainless Steel Microwave Hood With Fan
- ◆ Stainless Steel Dishwasher
- ◆ Fashionable Maple or Oak Cabinetry
- ◆ Breakfast Islands (Per Plan)
- ◆ Waste Disposal System
- ◆ Double Compartment Sinks
- ◆ Pantry Storage (per plan)
- ◆ Pre-Plumbed For Automatic Ice Maker
- ◆ No Wax Vinyl Flooring

## Master Bathrooms & Guest Baths

- ◆ Separate Stall Shower with Glass Door in Master Bath
- ◆ Separate soaking tub in Master bath- Most Plans
- ◆ Dual Sinks all Master Baths
- ◆ Fashionable Maple or Oak Cabinetry all Baths
- ◆ Attractive Chrome Hardware all Baths
- ◆ Designer Selected Laminated Counters with Tile Backsplash all Baths
- ◆ Designer selected Lighting all Baths
- ◆ No-Wax Vinyl Flooring all Baths
- ◆ Fiberglass Combination Tub/Shower Hall Baths

\* Standard Features May Vary Per Plan - The Homes stage of construction will determine the options that will be available to you. Please see the Listing Agent for further details and additional options.

## Other Standard Amenities

- ◆ Standard 3rd Car Garage (some Plans)
- ◆ Complete Rear Yard Fencing With One Gate
- ◆ Insulated Steel-Paneled Garage Door (Pre-wired for door opener)
- ◆ Exposed Aggregate Driveway & Concrete Areas
- ◆ Energy-Efficient Dual Pane Low-E Windows - Vented with Fresh Air Exhaust Fan
- ◆ Screens On All Opening Windows
- ◆ Fully Insulated Exterior Walls And Ceilings
- ◆ Glass Sliders To Rear Yard (per plan)
- ◆ Gas Water Heater (50 gal)
- ◆ Quality Hardi Plank Siding with 50 Year Warranty
- ◆ Attractive 30 Year Architectural Composition Roofs
- ◆ Full Gutters
- ◆ Fiberglass Entry Doors With Decorative Glass Inserts
- ◆ Dead Bolt Security Locks - Smoke Detectors
- ◆ Brushed Chrome Hardware
- ◆ Country Porch (per plan)
- ◆ Front Yard Landscaping With Sprinklers & Timer
- ◆ Rear Yard Patio (some plans)

## Optional Features

- ◆ Glass Tub Enclosures
- ◆ Upgraded Flooring & Granite Countertops (per plans)
- ◆ Beveled Mirrored Wardrobe Doors
- ◆ Ceiling Fans (some rooms)
- ◆ Central Air-Conditioning
- ◆ Kitchen Decorative Glass Pantry Door
- ◆ Den/Home Office with Glass French Door (some plans)
- ◆ Extended Patio Areas
- ◆ Garage Door Opener with 1 remote
- ◆ Garage Door Windows
- ◆ Side Garage Door

## Included Home Warranties

1. Pacific Edge Developments One Year Home Limited Warranty
2. 2-10 Home Buyers Warranty
3. Empire Pacific Windows Lifetime Limited Warranty
4. 30 Year Architectural Composition Roof Manufacturers Warranty
5. 50 Year Hardi Plank Siding Manufacturers Warranty
6. Coldwell Banker Mountain Wests "Lifetime Handyman Service"

# The Mosby

## Plan K-1233

3 Bedroom / 2 Bath

1 Story Home

2 Car Garage

1233 Sq. Ft.

Starting at

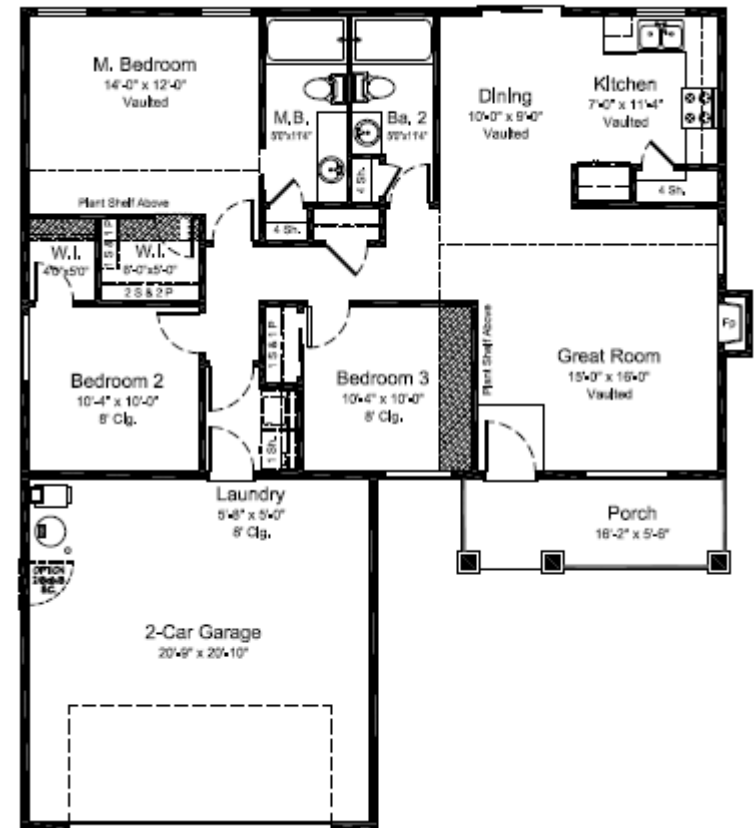
**\$189,900**



Front Elevation K1



Front Elevation K2



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# The Dorena

## Plan L-1325

3 Bedroom / 2 Bath

1 Story Home

2 Car Garage

1325 Sq. Ft.

Starting at

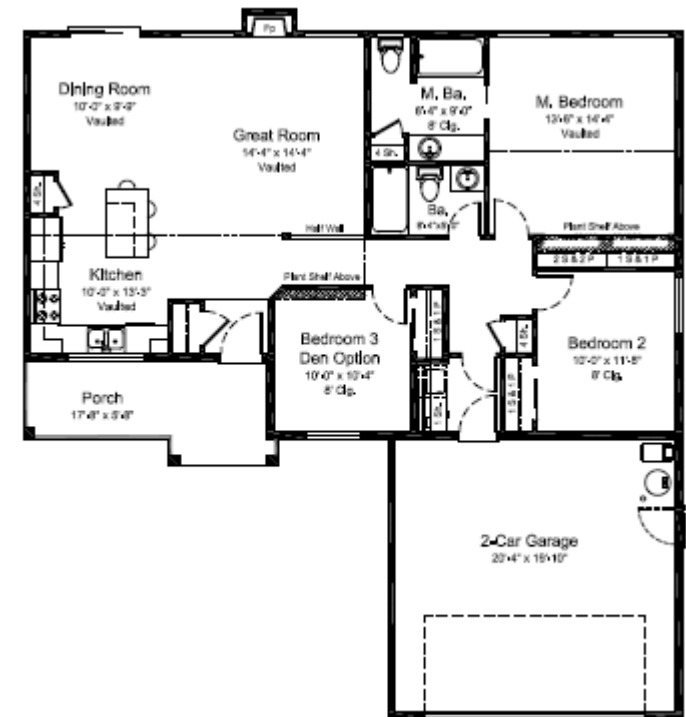
**\$196,900**



Front Elevation L1



Front Elevation L2



A2

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# The Harris

## Plan H-1400

4 Bedroom / 2 Bath

1 Story Home

2 Car Garage

1400 Sq. Ft.

Starting at

\$203,900



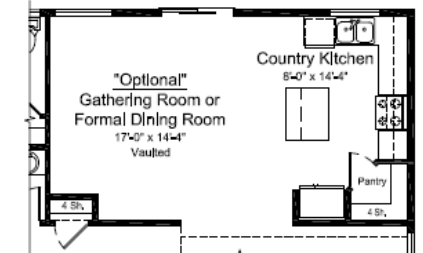
Front Elevation H1



Front Elevation H2



Floor Plan



Optional Features:  
Bedroom 4 / Gathering Room / Formal Dining Room

A2

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# The Irish Bend

## Plan IB-1504

4 Bedroom / 3 Bath

2 Story Home

2 Car Garage

\*Optional 3rd Car Garage

1504 Sq. Ft.

Starting at

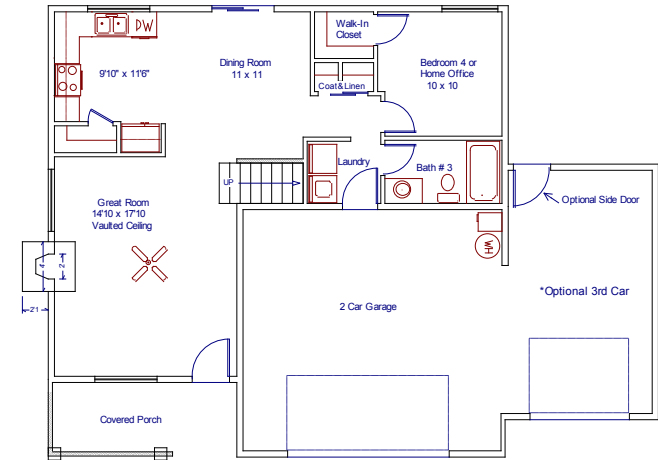
**\$219,400**



FRONT ELEVATION A1

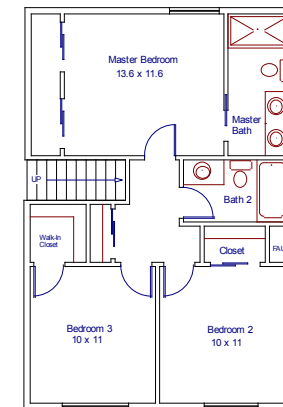


FRONT ELEVATION A2



Main Floor

\*Artist Concept



Upper Floor

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# The Hannah

## Plan A-1627

3 Bedroom / 2 Bath  
 Single Story Home  
 2 Car Garage  
 1627 Sq. Ft.

Starting at

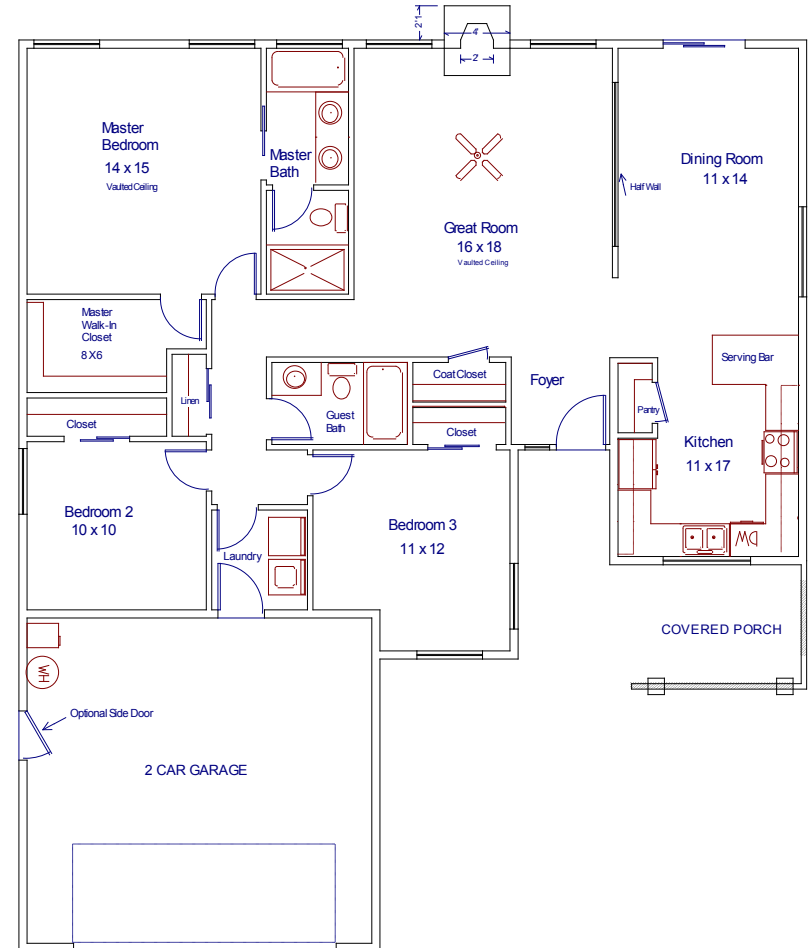
**\$232,400**



Front Elevation A1



Front Elevation A2



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# The Chitwood

## Plan C-1767

4 Bedroom / 2 Bath

Single Story Home

2 Car Garage

\*Optional Home Office

1767 Sq. Ft.

Starting at

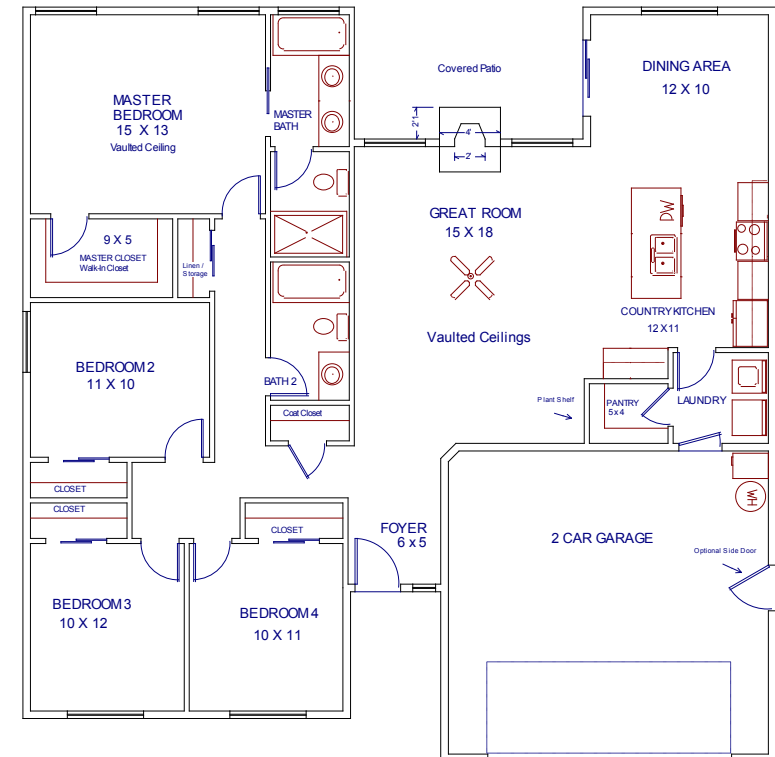
**\$242,400**



Front Elevation C1



Front Elevation C2



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# The Drift Creek

## Plan B-1700

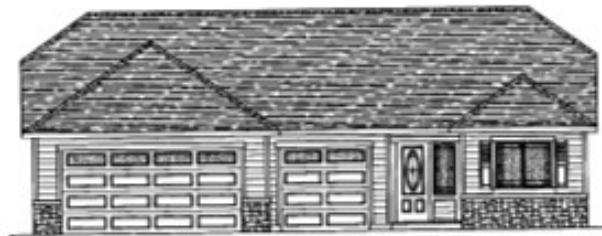
4 Bedroom / 2 Bath  
\*Optional Home Office  
3 Car Garage  
Single Story Home  
1700 Sq. Ft.

Starting at

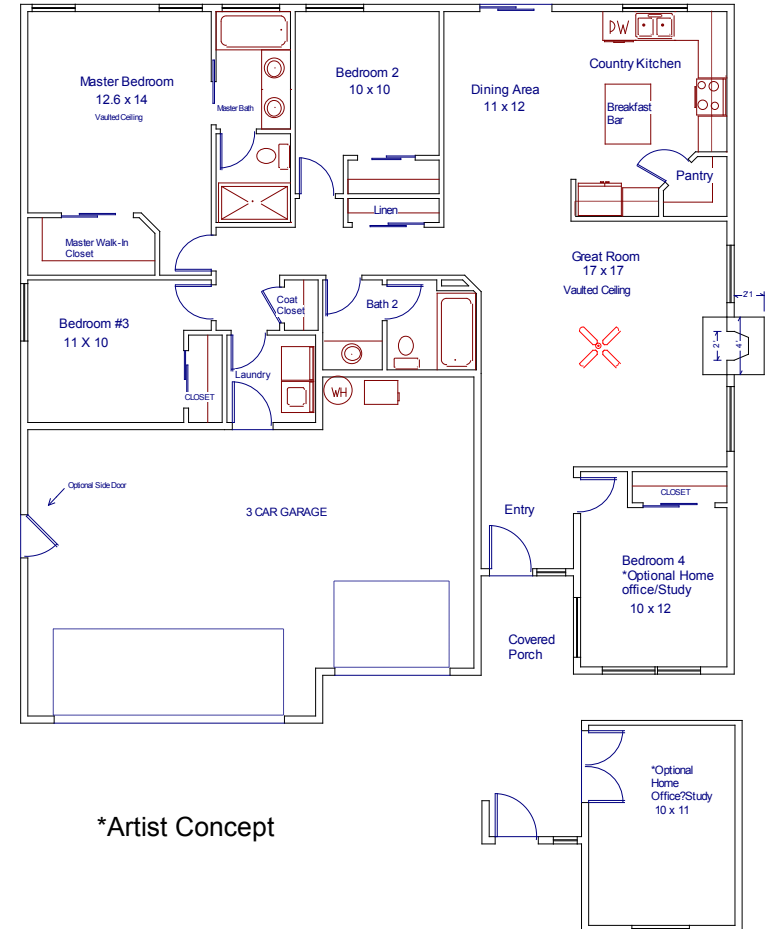
**\$244,400**



Front Elevation B1



Front Elevation B2



\*Artist Concept

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# The Sandy Creek

## Plan D-1802

3 Bedroom / 2 Bath  
 Single Story Home  
 Formal Living & Dining Room  
 Separate Family-room  
 2 Car Garage  
 \*Optional Home Office  
 1802 Sq. Ft.

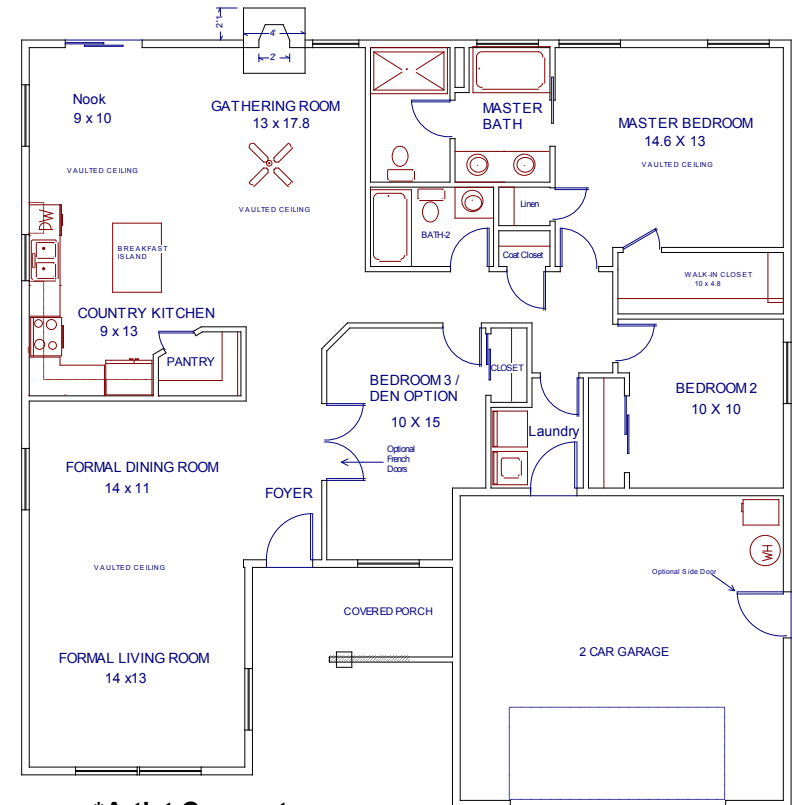
Starting at  
**\$247,400**



Front Elevation D1



Front Elevation D2



\*Artist Concept

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# The Lowell

## Plan F-2167

4 Bedroom / 3 Bath  
 3 Car Garage 2 Story Home  
 \* Optional 5th Bedroom (B)

or

Bonus Room (C)  
 2167 Sq.Ft.

Starting at

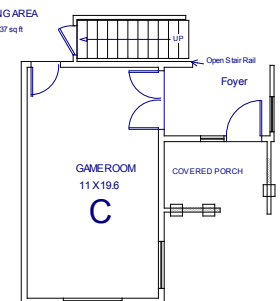
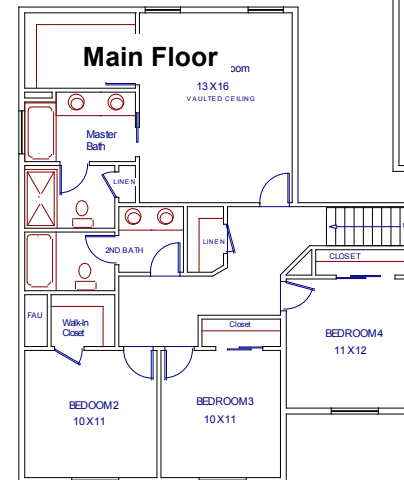
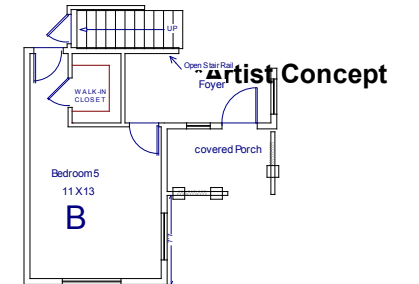
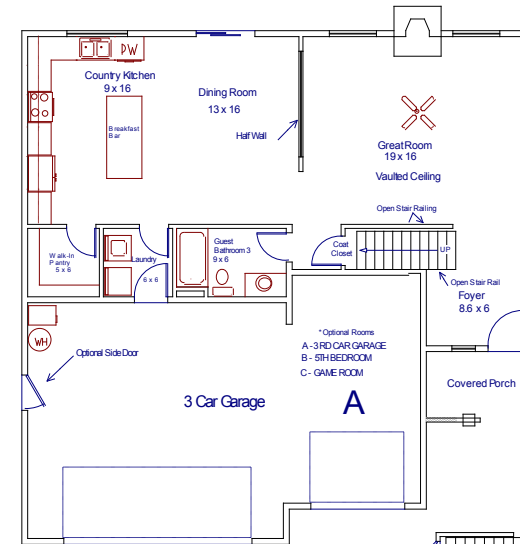
**\$273,400**



Front Elevation F1



Front Elevation F2



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# The Rochester

## Plan E-2213

4 Bedroom / 2 1/2 Bath  
Bonus Room  
2 Story Home  
3 Car Garage  
\*Optional 5th Bedroom  
2213 Sq. Ft.

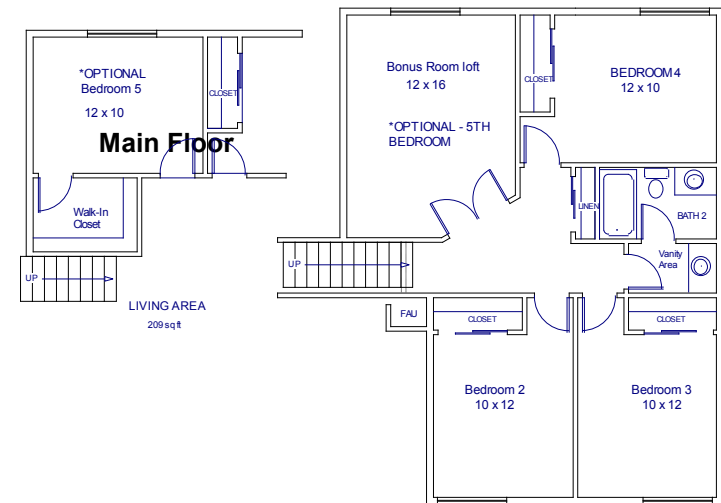
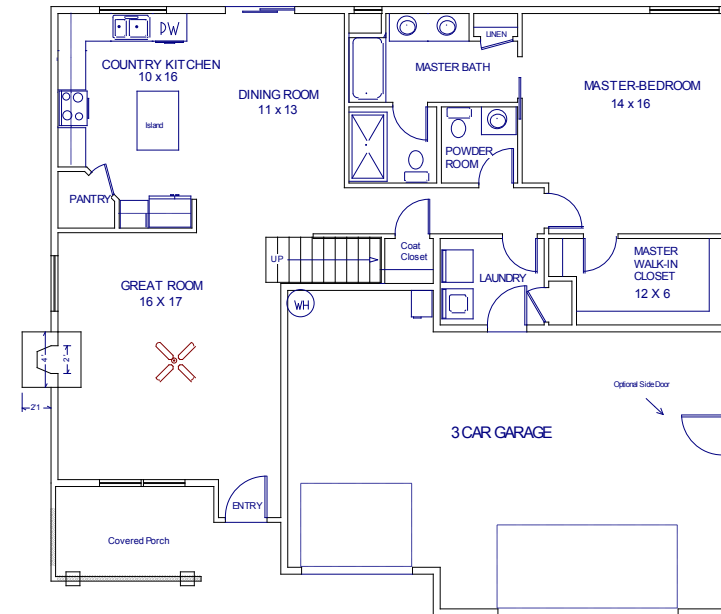
Starting at  
**\$276,400**



Front Elevation E1



Front Elevation E2



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# The Stewart

## Plan F-2402

4 Bedroom / 3 Bath  
 2 Car Garage  
 2 Story Home  
 \*Optional 5th Bedroom  
 (B) or Bonus  
 Room (C) 2  
 2402 Sq. Ft.

Starting at

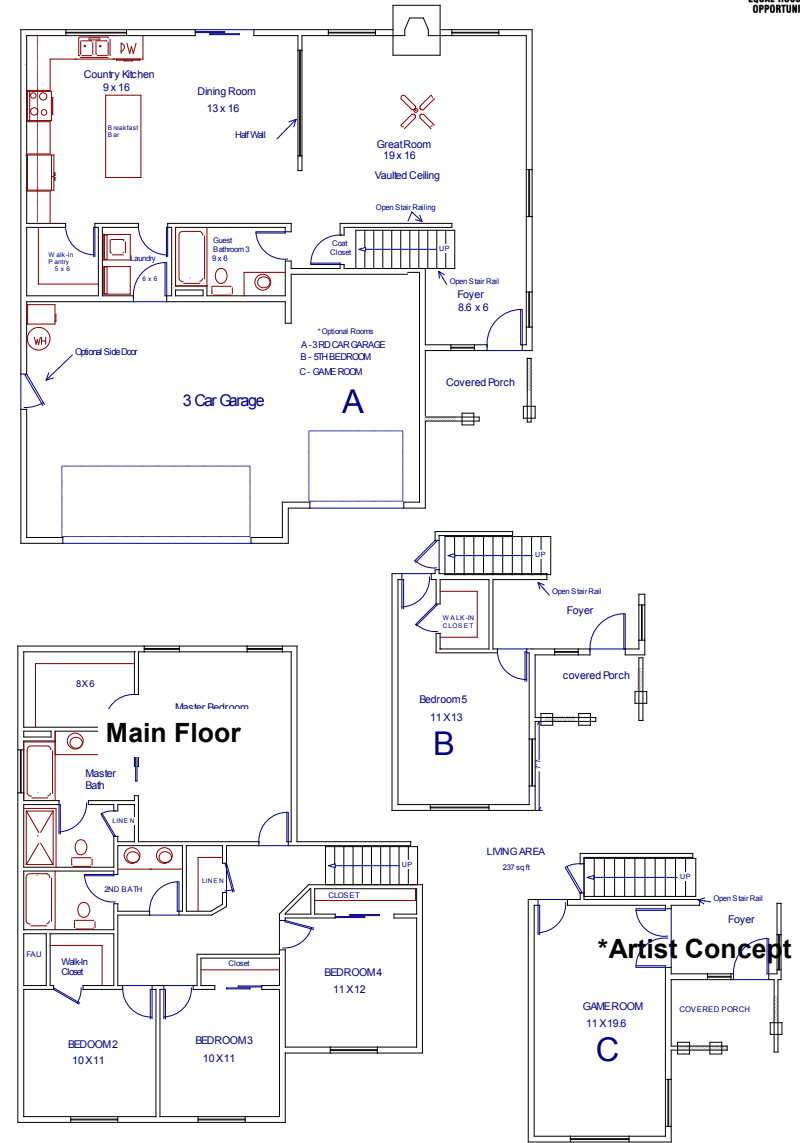
**\$285,400**



Front Elevation F1



Front Elevation F2



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# The Hoffman

## Plan G-2492

5 Bedroom / 3 Bath  
2 Story Home  
2 Car Garage  
\*Optional Home Office  
2492 Sq. Ft.

Starting at

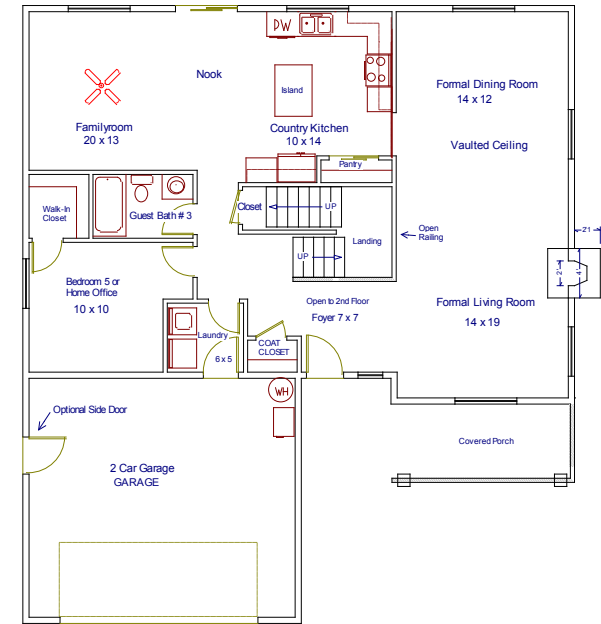
**\$289,400**



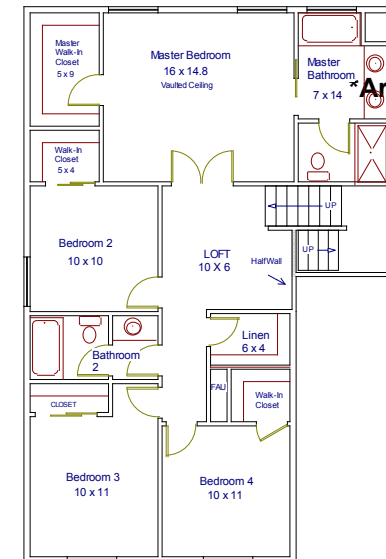
Front Elevation G1



Front Elevation G2



Main Floor



Artist Concept

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