

Models Open
Friday from 1 to 4
&
Saturday & Sunday from 12 to 6

Chris Forrette
503-409-3542

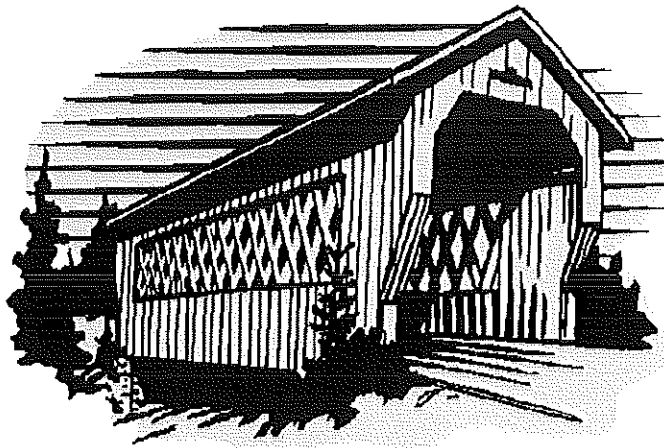
Contact

or

Cathie Henry
503-999-4412

Check out our New Pricing!

Pacific Edge Development Presents



Woodbridge Crossing

AT MONTEBELLO III
WOODBURN, OREGON

We never stop moving:



PACIFIC EDGE DEVELOPMENT

REAL ESTATE DEVELOPMENT / PROPERTY MANAGEMENT / CONSTRUCTION

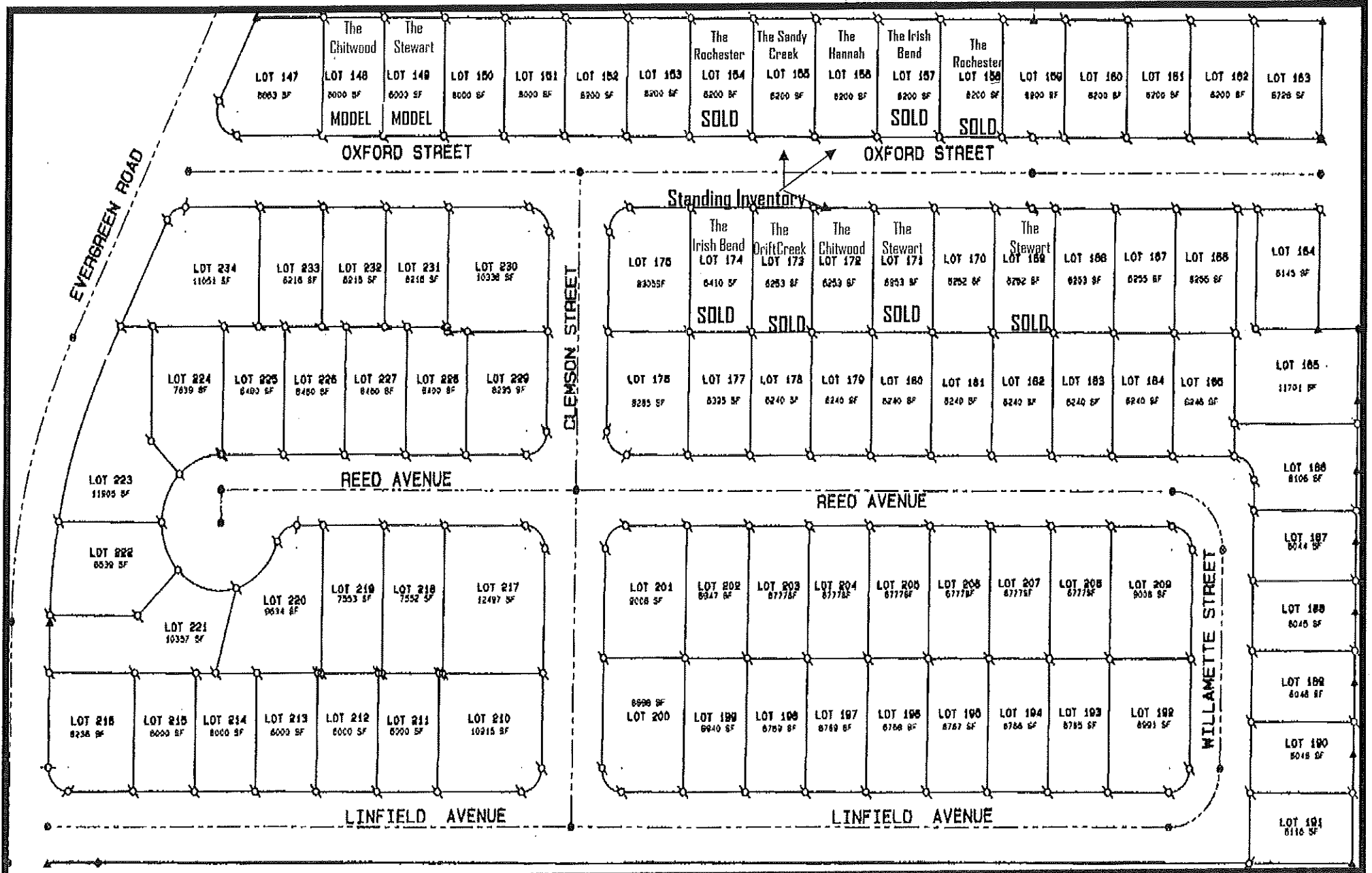
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**COLDWELL
BANKER**

MOUNTAIN WEST REAL ESTATE, Inc.

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 Hannah

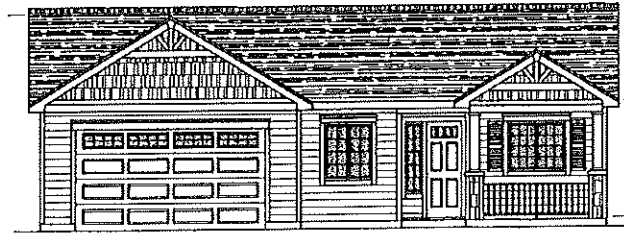
Plan A-1627

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

PRICE REDUCED!

Starting at

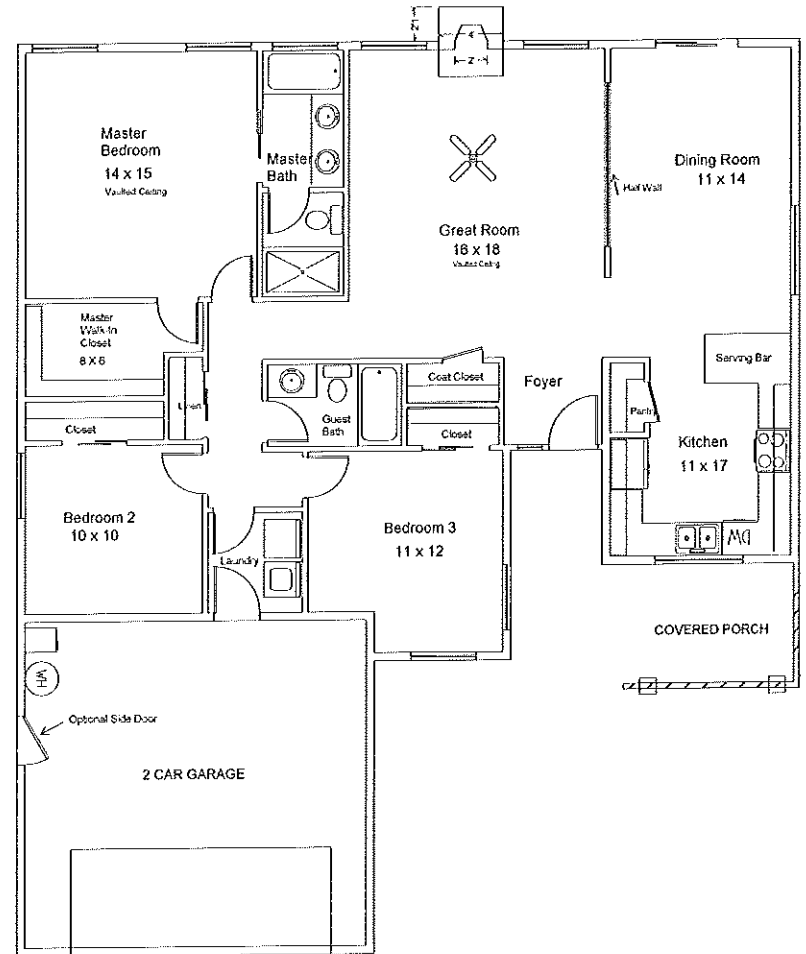
\$219,999



Front Elevation A1



Front Elevation A2



*Pacific Edge Development Constantly Strives to improve their Product, Therefore, Specifications, Design Features & Details are subject to change without notice. Please consult with the Listing Agent for details.

The Chitwood

Plan C-1767

4 Bedroom / 2 Bath
Single Story Home
2 Car Garage
*Optional Home Office
1767 Sq. Ft.

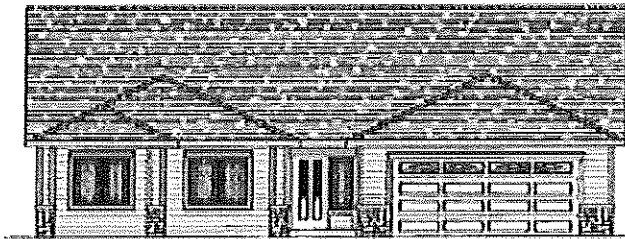
Starting at

\$231,900

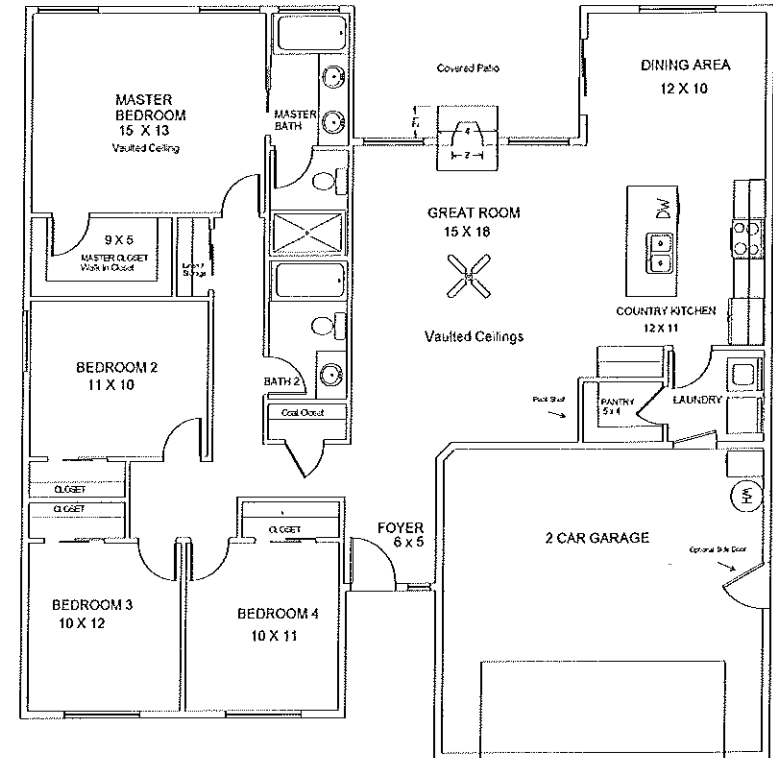
PRICE REDUCED!



Front Elevation C1



Front Elevation C2



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The Sandy Creek

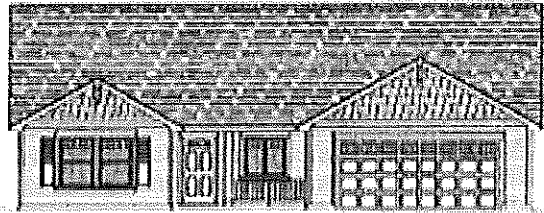
Plan D-1802

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

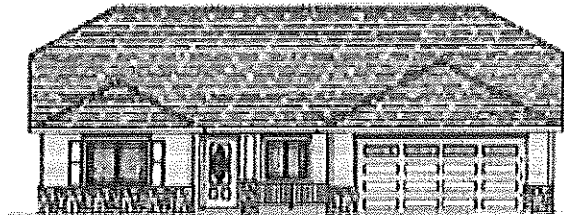
Starting at

\$236,900

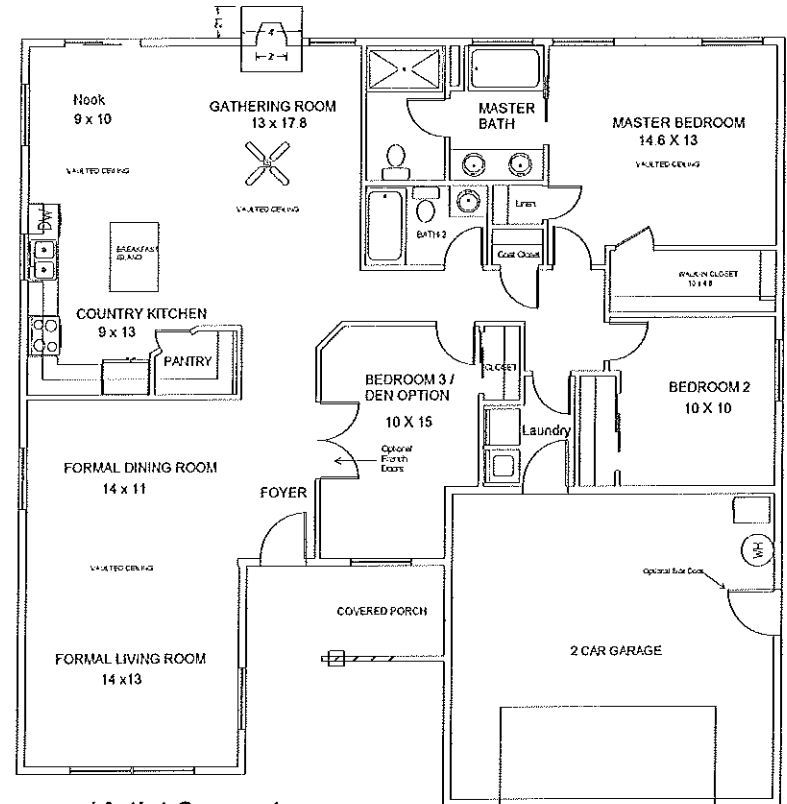
PRICE REDUCED!



Front Elevation D1



Front Elevation D2



*Artist Concept

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The Mosby

Plan K-1233

3 Bedroom / 2 Bath

1 Story Home

2 Car Garage

1233 Sq. Ft.

Starting at

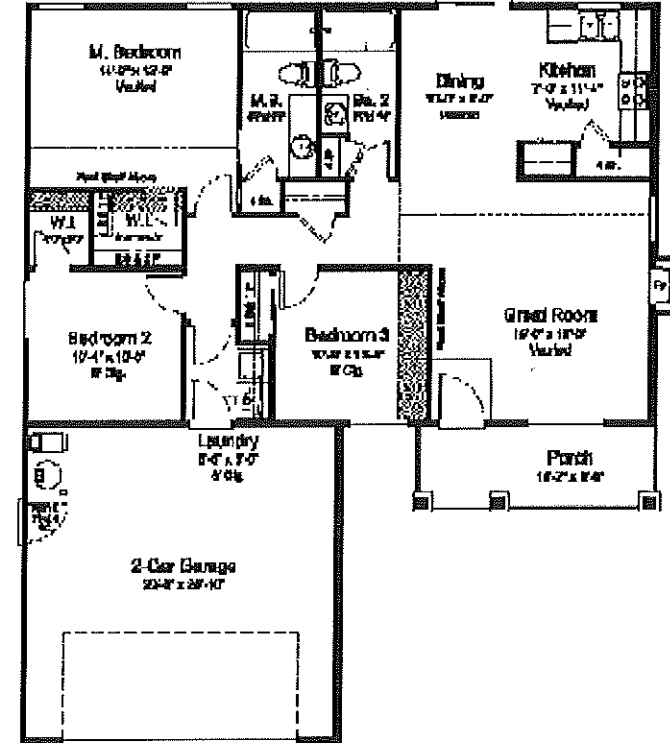
\$189,900



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

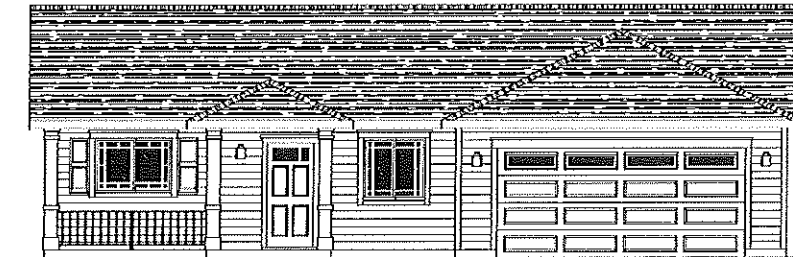
1325 Sq. Ft.

Starting at

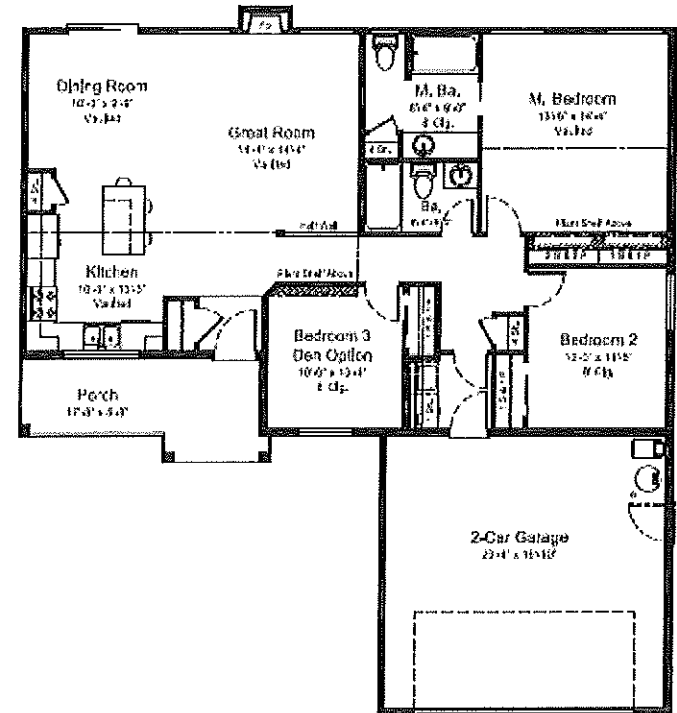
\$196,900



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

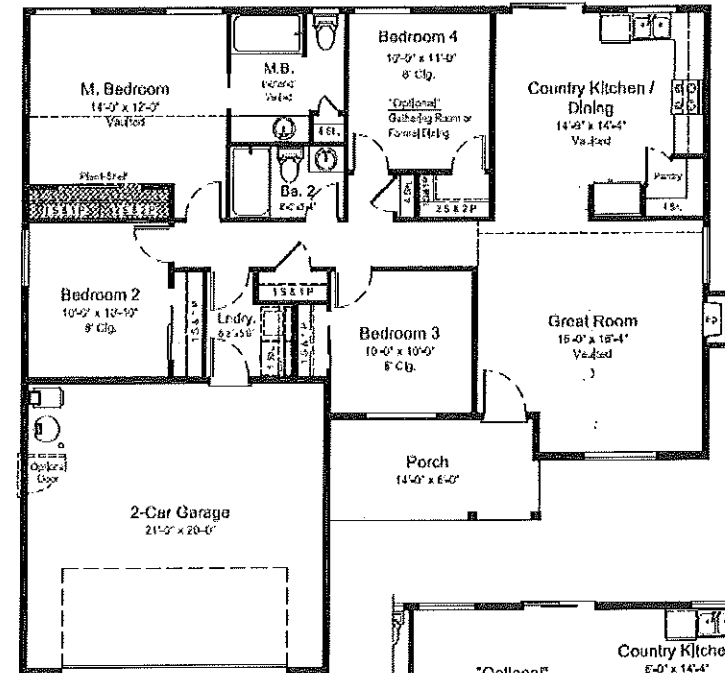
\$203,900



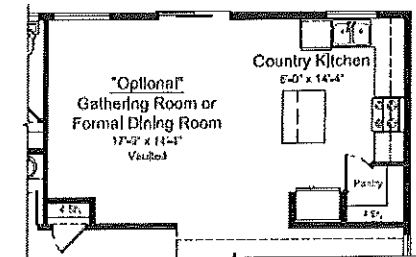
Front Elevation H1



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

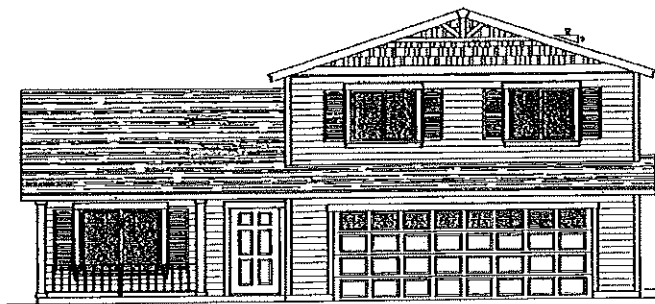
2 Car Garage

*Optional 3rd Car Garage

1504 Sq. Ft.

Starting at

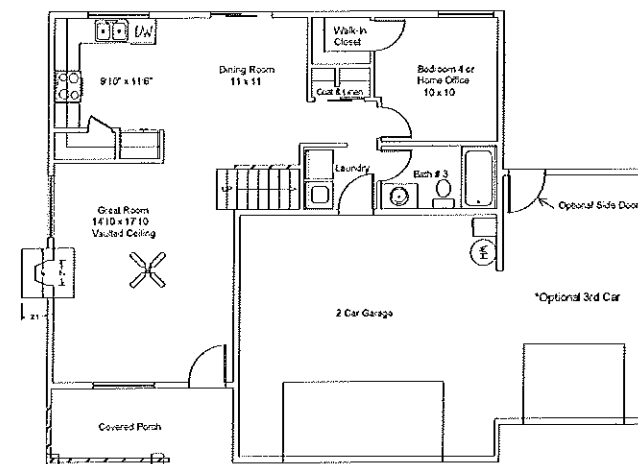
\$219,400



FRONT ELEVATION A1

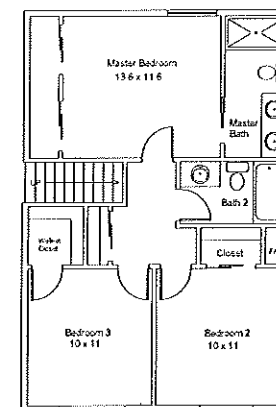


FRONT ELEVATION A2



Main Floor

*Artist Concept



Upper Floor

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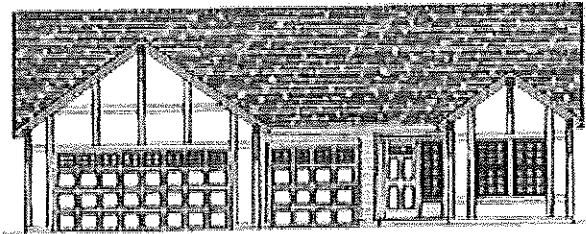
The Drift Creek

Plan B-1700

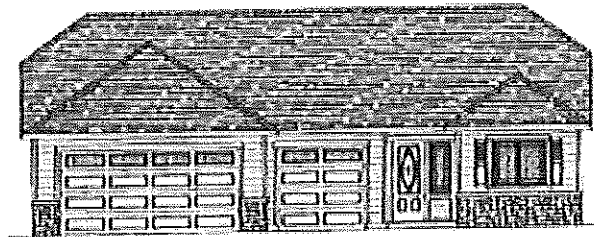
4 Bedroom / 2 Bath
*Optional Home Office
3 Car Garage
Single Story Home
1700 Sq. Ft.

Starting at

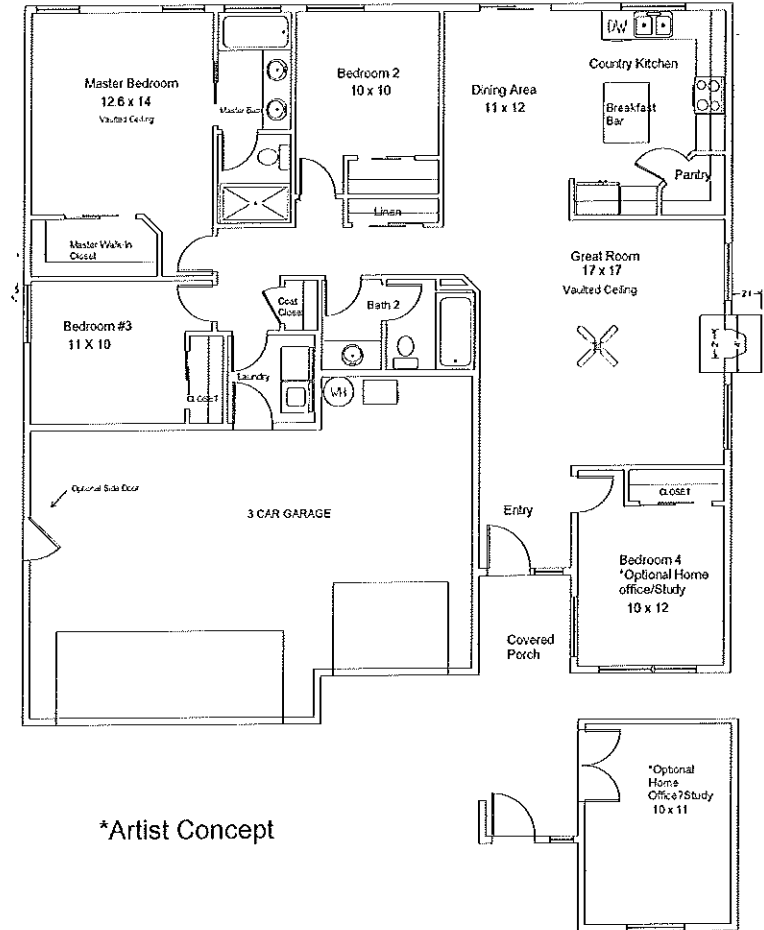
\$244,400



Front Elevation B1



Front Elevation B2



*Artist Concept

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The Lowell

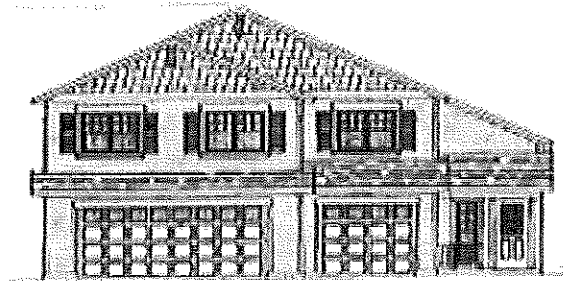
Plan F-2167

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

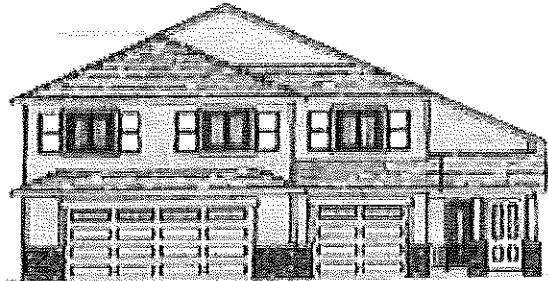
or
Bonus Room (C)
2167 Sq.Ft.

Starting at

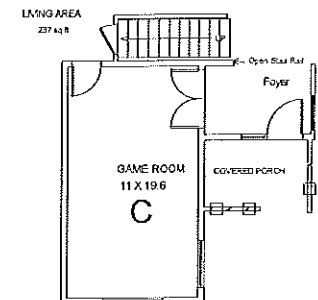
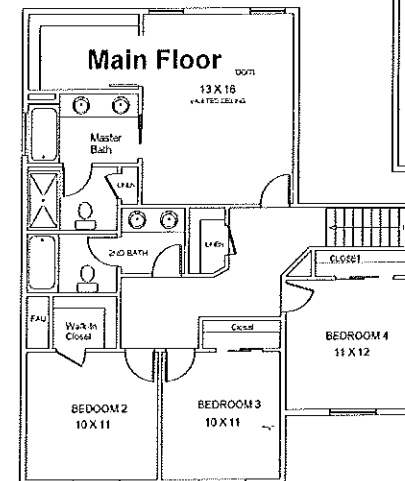
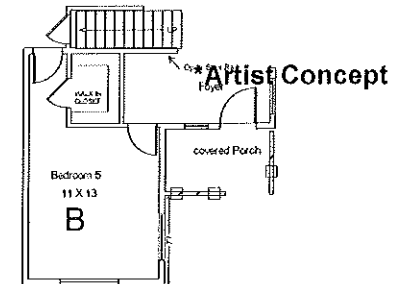
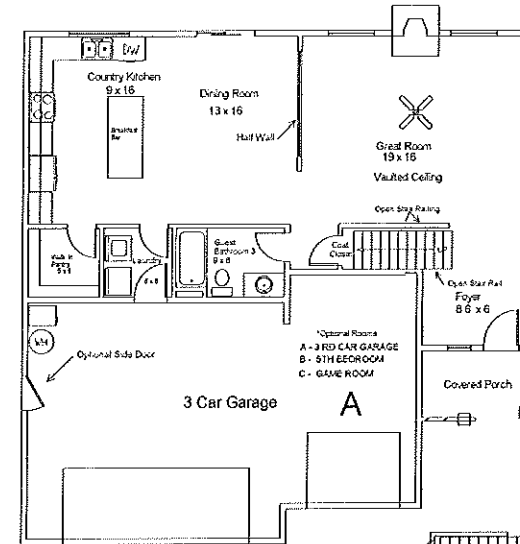
\$273,400



Front Elevation F1



Front Elevation F2



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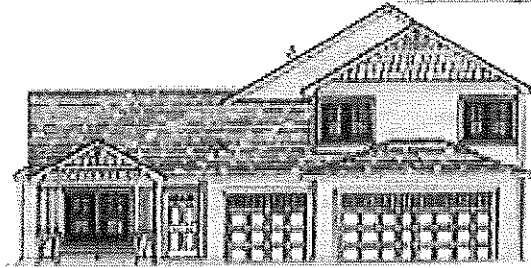
The Rochester

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

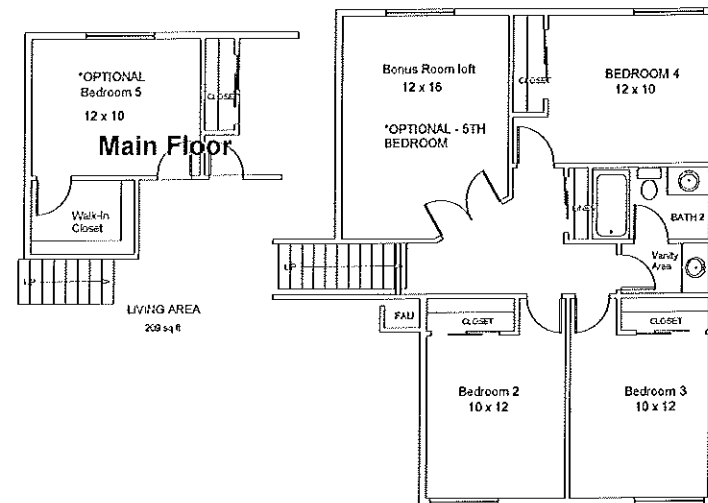
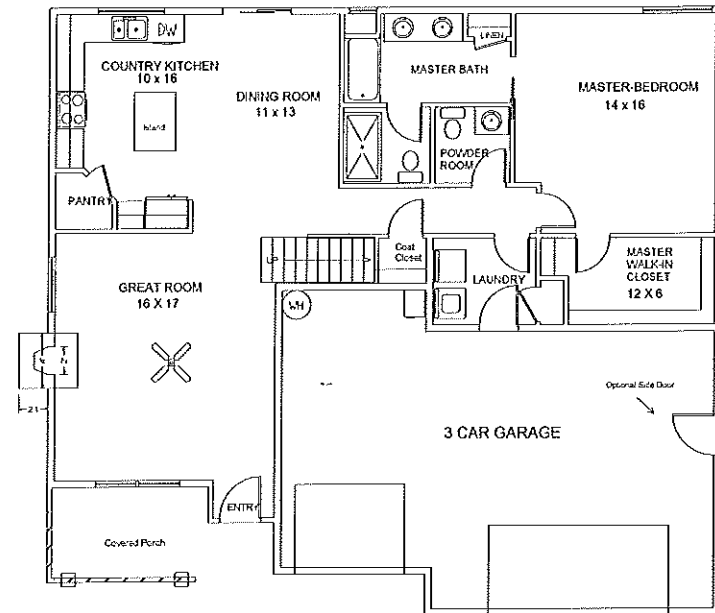
\$276,400



Front Elevation E1



Front Elevation E2



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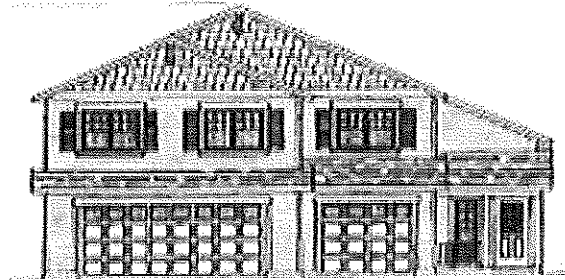
The Stewart

Plan F-2402

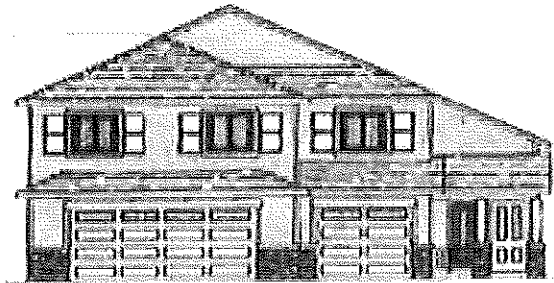
4 Bedroom / 3 Bath
 2 Car Garage
 2 Story Home
 *Optional 5th Bedroom
 (B) or Bonus
 Room (C) 2
 2402 Sq. Ft.

Starting at

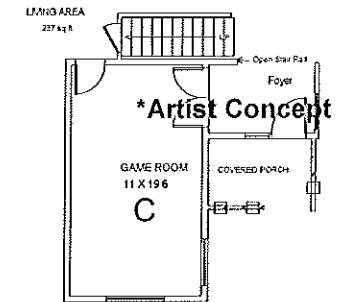
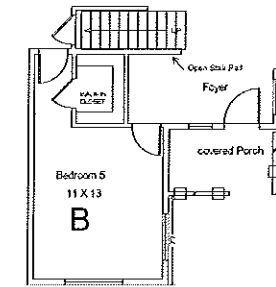
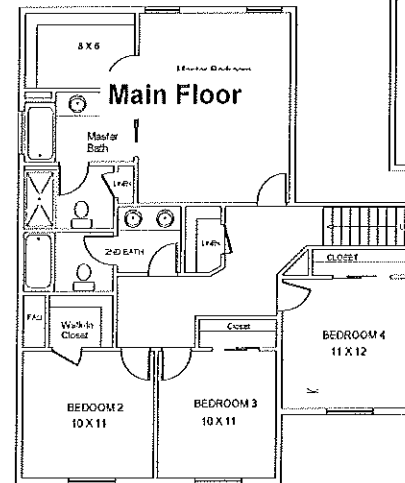
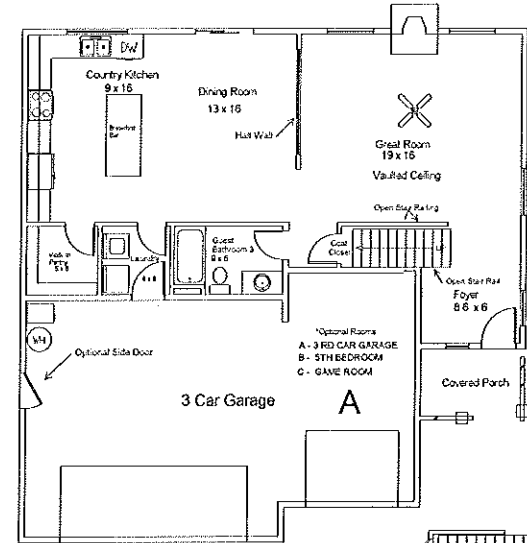
\$285,400



Front Elevation F1



Front Elevation F2



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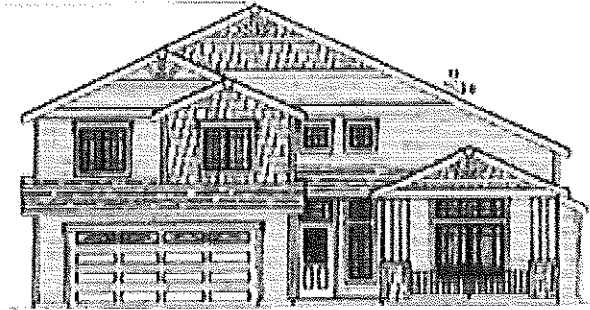
The Hoffman

Plan G-2492

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

Starting at

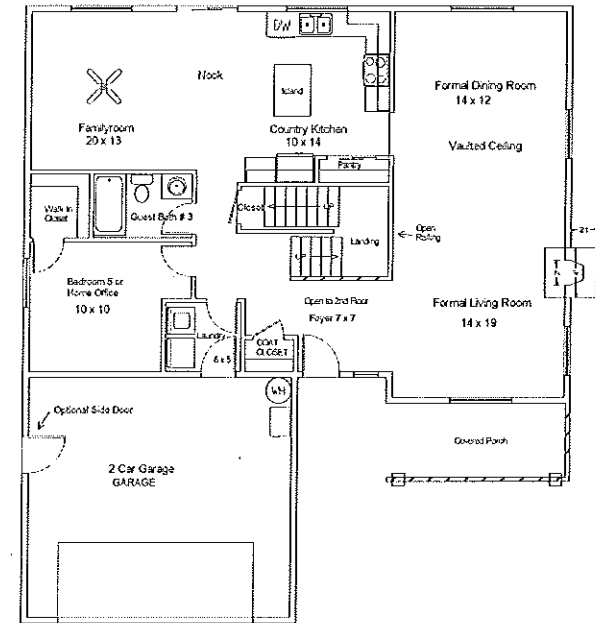
\$289,400



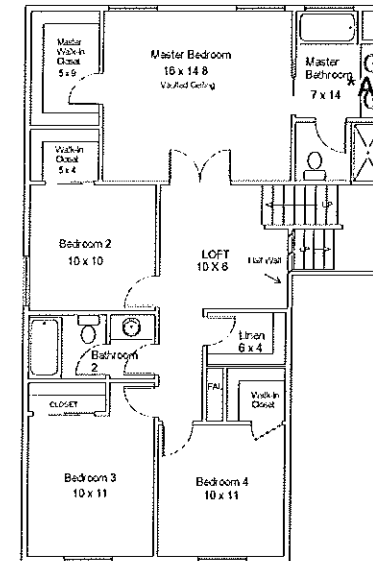
Front Elevation G1



Front Elevation G2



Main Floor



Artist Concept

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