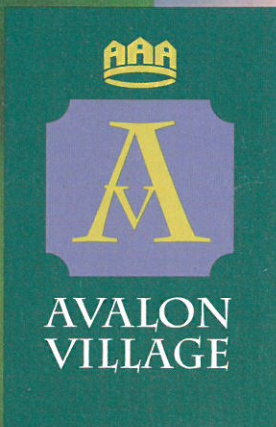




A Sense *of* Place



Traditional Values.

Thank you for your interest in Avalon Village,
the latest community project by Foote
Development Company.

Mike Foote, founder of Foote Development, has been building single-family homes, townhouses and multi-house communities for more than 20 years.

During that time, he's built up quite a reputation for innovative design work, superb craftsmanship, and exceptional value.


While some builders simply use the same plan or build the same house in a number of different neighborhoods, Foote has always believed in the more long-standing values.

Like quality. And individual choice. And a true sense of place.

"We treat each project individually," says Mike. "We don't just build houses. We build homes, neighborhoods, and communities."

You'll find that tradition at work throughout Avalon Village.

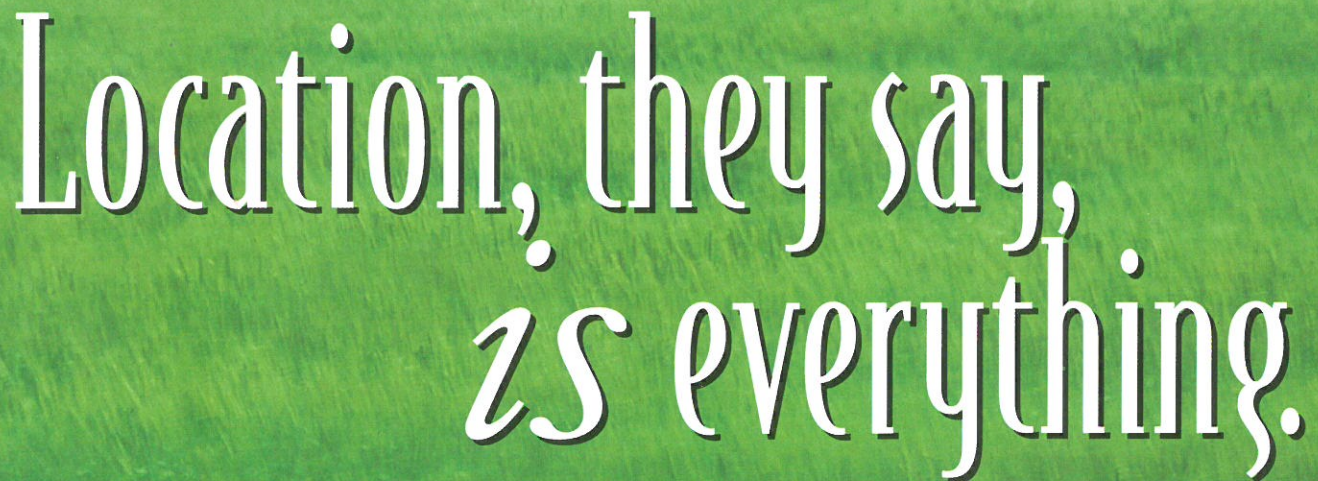




Everything about this prime west Eugene location speaks to its convenience, value and remarkable potential.


Situated in Eugene's Danebo area, Avalon Village is nestled in a comfortably urbanized zone within a relaxed natural environment.

- It's within walking distance of a 33-acre community park, and adjacent to a new state-of-the-art elementary and middle-school complex.



Location, they say, is everything.

- Only minutes from downtown Eugene, and from Fern Ridge Reservoir.
- Close to the scenic foothills of the Coast Range, and just a short drive or bike ride to neighborhood shopping centers.
- Conveniently accessible to major thoroughfares for easy commuting, and just an hour's beautiful drive to the Oregon coast.



Location is a great place to start, but there's a great deal more to appreciate in Avalon Village itself. Take a closer look at this remarkable new community.

Welcome to the neighborhood

Not so long ago, people lived in real neighborhoods. Sat on front porches.

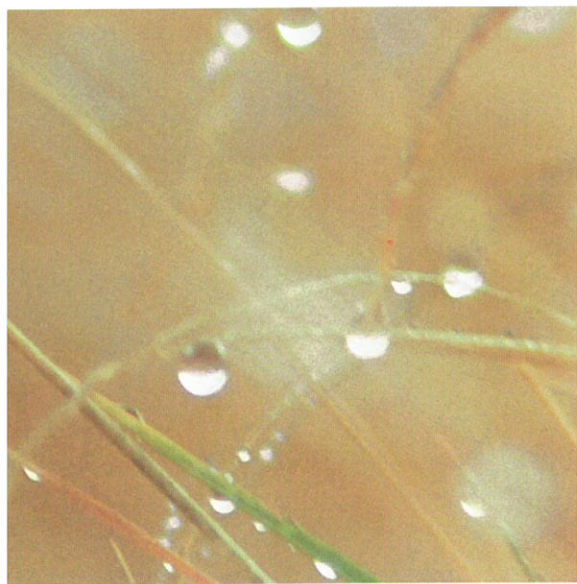
Worked on their lawns. Sent the kids out to play without worry.


Some people call those “the good old days.” We think it’s time to offer people all the old-fashioned charm of an established Eugene neighborhood, but with all the convenience of modern construction and technology.

That’s why we enhanced five acres of natural open space in the center of the village. And installed street lights so the natural charm of your neighborhood is visible at night.

That’s why every house has a large, well-lighted front porch. And every neighborhood street scene is enhanced by a variety of complementary color schemes.

That’s why we designed every house to take advantage of its individual lot size and view. And those are just a few of the reasons Avalon Village is the kind of neighborhood you’ll be proud to call “home.”






We've taken special care to ensure that all our homes are part of a community, and also complement your individual lifestyle. That's why we offer a wide range of designs— all priced within a range you can afford.

A den or extra bedroom? A loft or an expansive vaulted ceiling? Oak, maple, or fine finished white cabinets? It's your choice.

There is one thing that's the same in every house in Avalon



Home, home *in* your range.



Village: our use of top-quality contractors and materials ensures easy maintenance and long-term value. So regardless of which design you choose, you'll find the same high-quality craftsmanship and attention to detail that truly make a house a home.

Take a look at just some of the luxury features that are standard in every Avalon Village home:

Kent

SQ FOOTAGE/LEVELS	BEDROOMS/DEN/LOFT	BATHROOMS
1332/one story	Total of 3	2

Dover

SQ FOOTAGE/LEVELS	BEDROOMS/DEN/LOFT	BATHROOMS
1541/two story	Total of 3	2 ½

Sheffield

SQ FOOTAGE/LEVELS	BEDROOMS/DEN/LOFT	BATHROOMS
1782/two story	Total of 4	2 ¾
1894/two story	Total of 5	2 ¾

Standard Luxury

- Dramatic 8-foot-tall entry doors (except the Kent) with deadbolt security locks and designer hardware.
- Large, well-lighted front porch for shelter and enjoyment.
- Vaulted ceilings throughout.
- Dual-glazed windows and extensive use of glass for panoramic views and natural interior light.
- Rounded wall corners.
- Family room, master bedroom and den/loft or bedroom pre-wired for TV, telephone and modem.
- Abundant storage.
- All-gas Whirlpool appliances.
- Built-in microwave oven.
- Moen valves and faucets.
- No-wax Armstrong flooring.
- Central, programmable forced-air gas heating.

All the comforts of home.

Bristol

SQ FOOTAGE/LEVELS	BEDROOMS/DEN/LOFT	BATHROOMS
1841/two story	Total of 4	2 ½

Windsor

SQ FOOTAGE/LEVELS	BEDROOMS/DEN/LOFT	BATHROOMS
2029/two story	Total of 4	2 ¾

PLUS

- Owens Corning 25-year warranty laminated asphalt shingle roof.
- Hardi-Plank lap siding on all sides of your house.
- 9-foot ceilings downstairs (except the Kent).
- Indoor laundry room (Sheffield, Bristol) plus sink (Windsor).
- Bright, airy and spacious casual dining rooms (Sheffield, Bristol & Windsor).
- Gourmet island counters or breakfast bars (Sheffield, Bristol & Windsor).
- Outside architectural trellises (Sheffield & Windsor).

OPTIONS

- Your choice of 3 cabinet finishes (Light Oak, Maple or Bright White) and six designer-selected counter top colors.
- Dens, lofts and/or bedrooms to match your family's needs.
- Sliding glass doors instead of a window in the master bedrooms (Kent & Bristol).
- Mirrored wardrobe sliding doors.
- Satellite dish and receiver.
- Your choice of three marble fireplace surrounds.
- Garage door openers.
- Refrigerator, washer, dryer and closet organizers.
- Air conditioning.



A

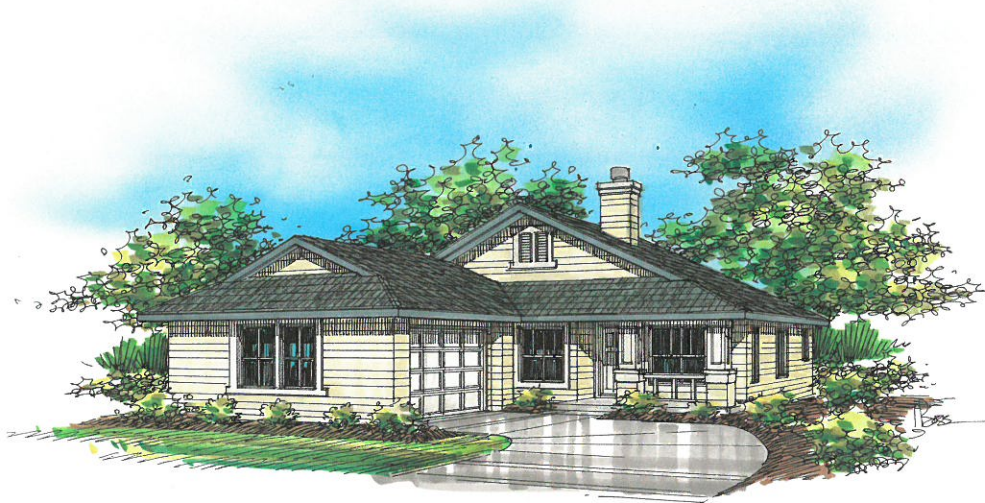
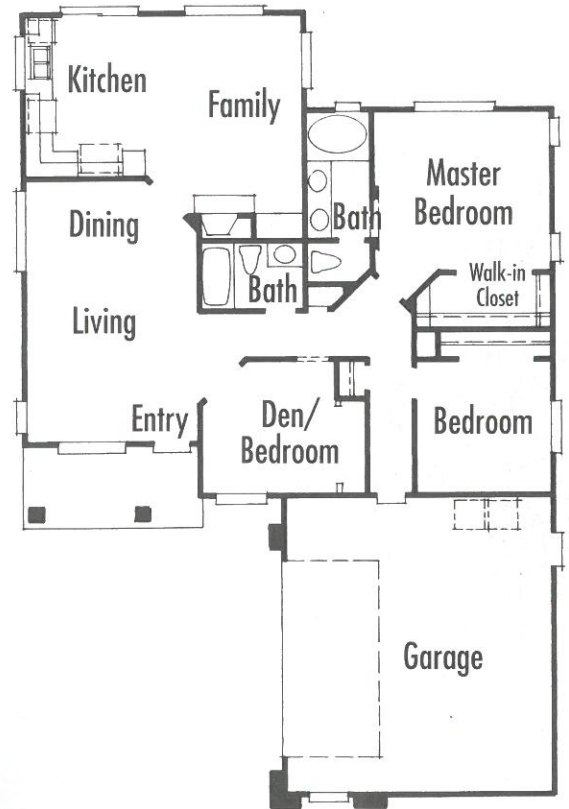
Kent

SQUARE FOOTAGE: 1332

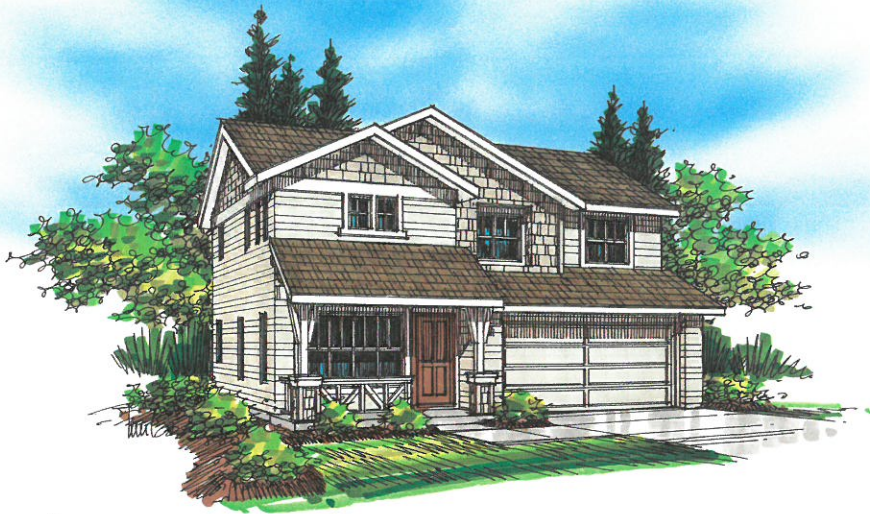
LEVELS: one story

BEDROOMS/DEN/LOFT: Total of 3

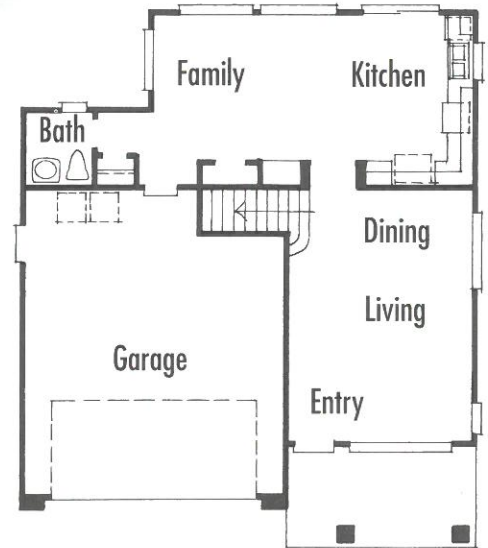
BATHROOMS: Total of 2



B



A



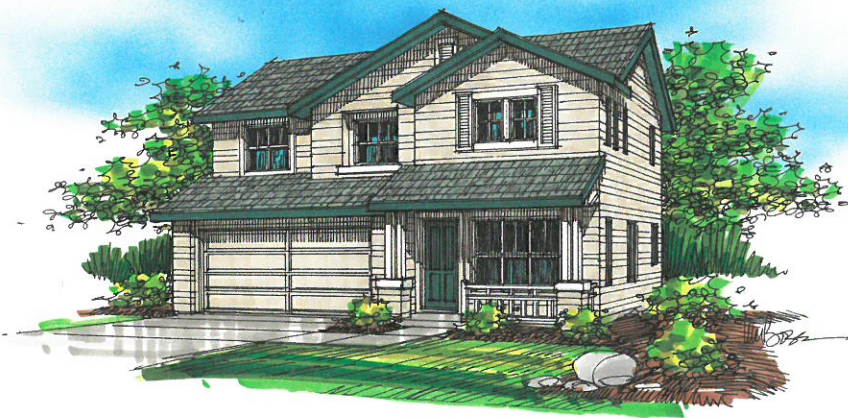
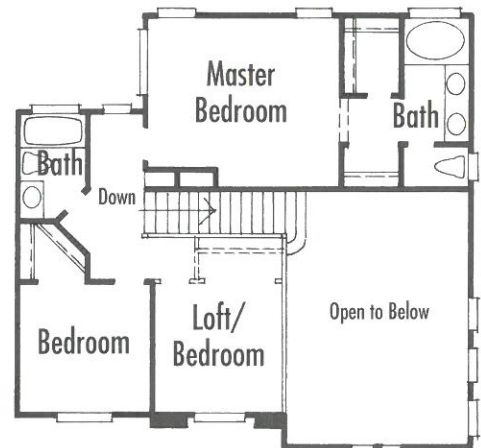
Dover

SQUARE FOOTAGE: 1541

LEVELS: two story

BEDROOMS/DEN/LOFT: Total of 3

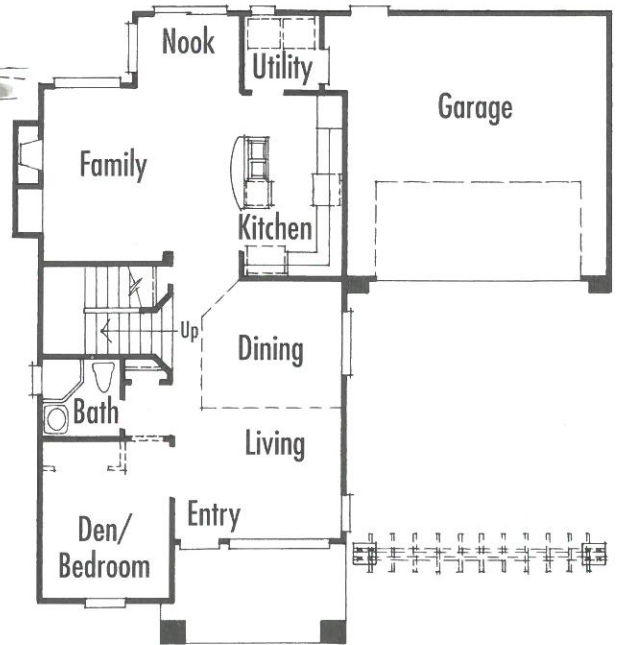
BATHROOMS: Total of 2 ½



B



A



Sheffield

SQUARE FOOTAGE: 1782

LEVELS: two story

BEDROOMS/DEN/LOFT: Total of 4

BATHROOMS: Total of 2 ³/₄

OR

SQUARE FOOTAGE: 1894

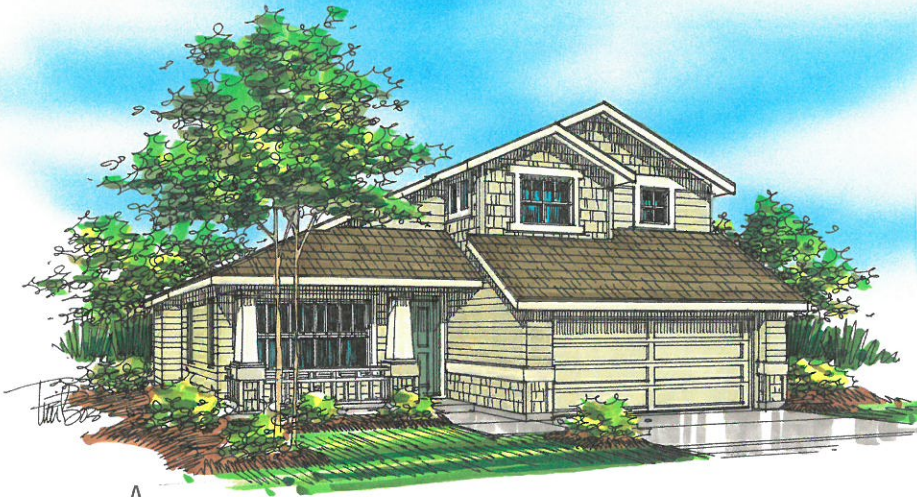
LEVELS: two story

BEDROOMS/DEN/LOFT: Total of 5

BATHROOMS: Total of 2 ³/₄



B



A

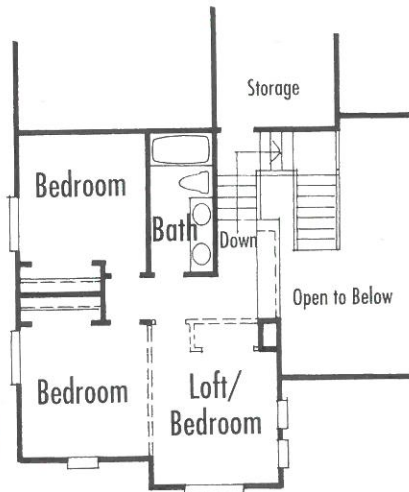
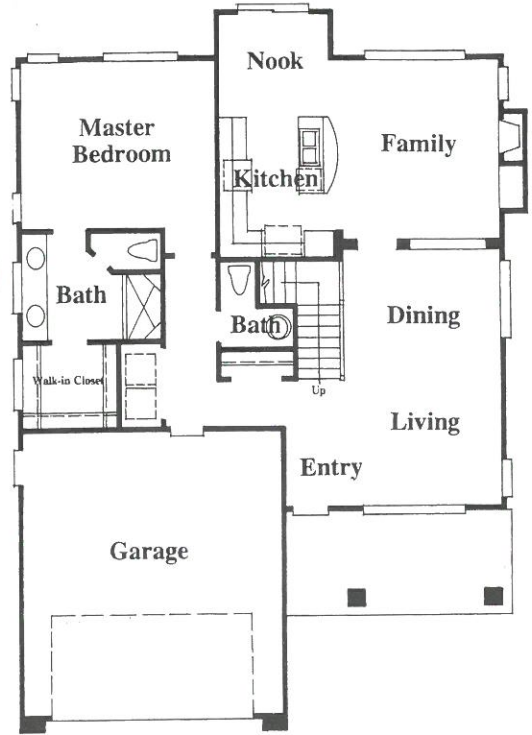
Bristol

SQUARE FOOTAGE: 1841

LEVELS: two story

BEDROOMS/DEN/LOFT: Total of 4

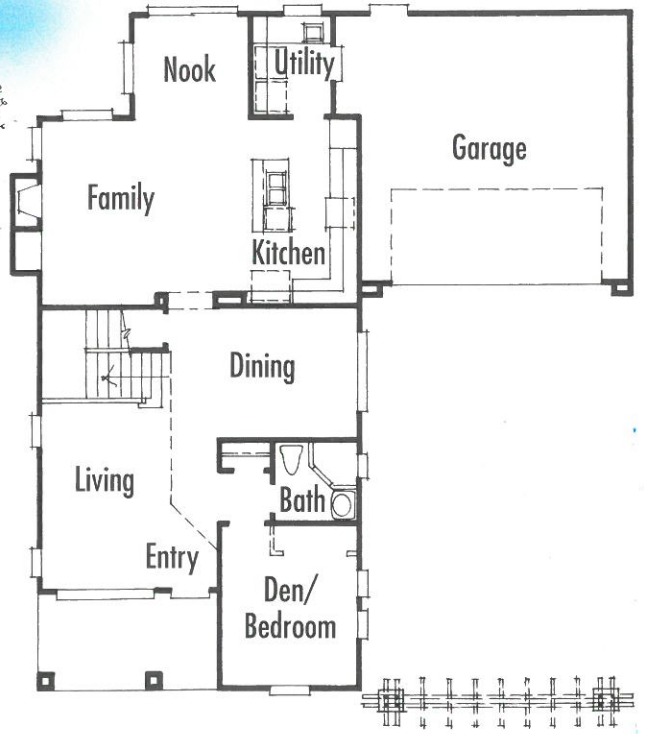
BATHROOMS: Total of 2 1/2



B



A



Windsor

SQUARE FOOTAGE: 2029

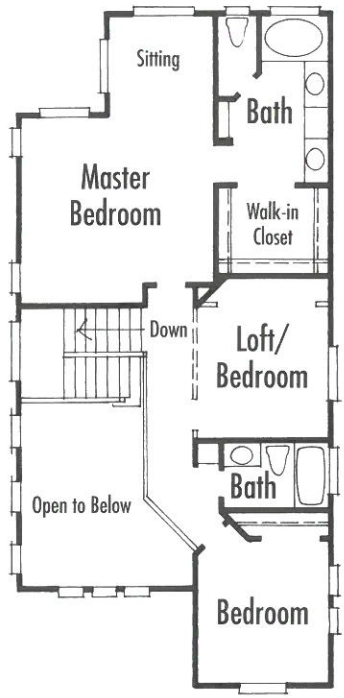
LEVELS: two story

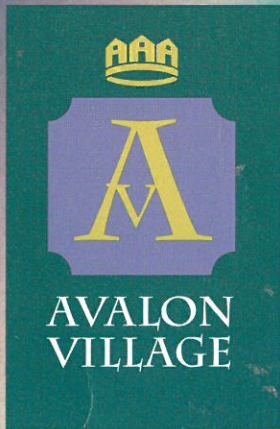
BEDROOMS/DEN/LOFT: Total of 4

BATHROOMS: Total of 2 3/4

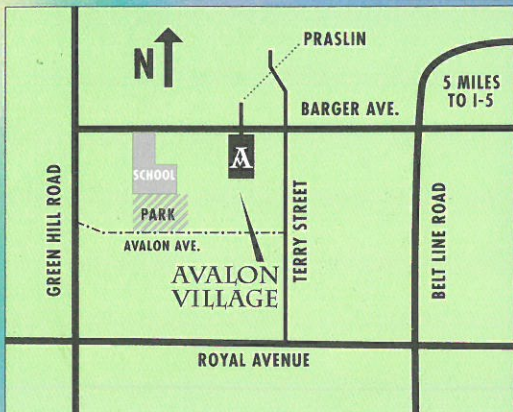


B





1951 Praslin St.
Eugene, OR 97402
(541) 461-1600
www.avalonvillage.com



AVALON VILLAGE

<i>Model</i>	<i>Sq.Ft. (Approx.)</i>	<i>Bedroom/Baths</i>	<i>Base Price</i>
KENT <i>One Level Home</i>	1332	3Bedrm/ 2Bath Den Option	\$136,000
DOVER	1541	3 Bedrm/ 2.5 Bath Extra Bedrm/Loft	\$146,000 \$150,000
SHEFFIELD <i>Five Bedroom Option</i>	1782/1894	4 Bedrm/ 2.75 Bath Den & Loft Options	\$159,500 \$162,500
BRISTOL <i>Master Bedroom Main Level</i>	1841	4 Bedrm/ 2.75 Loft/ Option	\$159,500
WINDSOR	2029	4 Bedrm/ 2.75 Bath Den & Loft Option	\$170,000

Sales Office Is Open Daily From 10:00AM to 6:00 PM
1951 Praslin Street
Eugene, OR 97402
(541) 461-1600

Your Sales Representatives,
Bonnie J. Hauck & Jess Johnson

*Prices and availability are subject to change without prior notice