

#2 The Derry

2 bedrooms, 2 bath upstairs

Living Room, Kitchen/Dining Room, powder room downstairs

Features include:

- 90 % high efficiency furnace
- Award winning Coolerado environmental air-conditioner
- Unfinished basement suitable for office, recreation room or 3rd bedroom; includes rough-in plumbing for a bathroom
- Recycled Maple wood laminate floors throughout the main floor
- Beige carpet on the living room, stairs, bedrooms and hallway upstairs
- Raised Maple Cabinets
- Vaulted ceilings throughout the upper floor

Possible upgrades include:

Kitchen

- Stainless Steel appliances
- Side by side refrigerator
- Potscrubber dishwasher
- Ceramic tile backsplash

Flooring

- Carpet upgrade
- Recycled Maple wood laminate flooring
- Ceramic Tile Floor

Additional

- Paddle fans with lights and 2 switches
- Built-in bookshelves in Living Room
- Gas fireplace in Living Room
- Cooling System
- White wood window sills

DOWNSTAIRS:



**Recycled Maple Flooring
Throughout Main Floor**



**Desert Oasis Countertops
Kitchen**



**Desert Oasis Countertops
Powder Room**

UPSTAIRS:



**Beige Twill Carpeting
Stairs, Hallway, Bedrooms**



**Vinyl Flooring
Master bath**



**Crystal Fusion Countertops
Master bath**



**Vinyl Flooring
Rear Bath**



**Tumbled Roca Countertops
Rear Bath**