

## ***#8 The Ulster***

**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, rec room or 3<sup>rd</sup> bedroom; includes rough-in plumbing for a laundry room and bathroom
- Recycled Maple wood laminate floors throughout the main floor
- Extra tall overhead cabinets in the kitchen
- Rear deck off kitchen door
- Beige carpet on the stairs, upstairs bedrooms and hallway
- Raised Maple Cabinets throughout
- Vaulted ceilings upstairs

### **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**



**Jade Fusion Countertops  
Kitchen**



**Jade Fusion Countertops  
Powder room**

**UPSTAIRS:**



**Cashmere Carpeting  
Stairs, Hallway, Bedrooms**



**Vinyl Flooring  
Master bath**



**Crystal Fusion Countertops  
Master bath**



**Vinyl Flooring  
Rear bath**



**Desert Oasis Countertops  
Rear bath**