

## ***#9 The Limerick***

**2 bedrooms, 2 bath upstairs**

**Living Room, Kitchen/Dining Room, powder room downstairs**

### **Features Include:**

- End unit with extra windows
- 90 % high efficiency furnace
- Award winning Coolerado environmental air-conditioner
- Unfinished basement suitable for office or rec room; includes rough-in plumbing for a laundry room and bathroom.
- Extra windows in the living room and kitchen
- Rear Deck off Kitchen Door
- Recycled Maple wood laminate floors in entryway, kitchen and powder room
- Beige carpet on the living room, stairs, upstairs bedrooms and hallway
- Raised Maple cabinets throughout
- Master bedroom features a floor to ceiling bay window
- With vaulted ceilings throughout the upper floor

### **Possible upgrades include:**

#### **Kitchen**

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

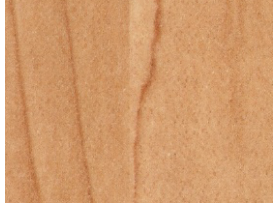
#### **Flooring**

- 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  
Entryway, Kitchen, Powder room**



**Cashmere Carpeting  
Living room**



**Jade Fusion Countertops  
Kitchen**



**Jade Fusion Countertops  
Powder Room**

**UPSTAIRS:**



**Cashmere Carpeting  
Stairs, Hallway, Bedrooms**



**Vinyl Flooring  
Master Bathroom**



**Mesa Sunrise Countertops  
Master Bathroom**



**Vinyl Flooring  
Rear Bath**



**Tumbled Roca Countertops  
Rear Bathroom**