

The Derby Unit (3 Bedrooms)

Front Elevation



Total Finished Without Garage – 1,622 SF

Total Finished With Garage – 2,199 SF

Derby Townhome Features List

Derby Standard Features

- **3 bedroom, 2-1/2 bath**
- **Vaulted Master Bedroom**
- **Built-in media shelving in Great Room**
- **Oil-rubbed bronze lighting and bathroom fixtures**
- **Knotty alder cabinets with crown molding**
- **Choice of 3 accent painted walls**
- **Stainless steel appliances**
- **Large walk-in closets**
- **Oversized soaker tub in Master Bath**
- **Concrete porch**

Derby Standard Enhanced Features

- **Granite slab countertops in Kitchen and Master Bath**
- **Gas fireplace**
- **9-foot ceilings**
- **Great Room/Open floor plan**
- **Spacious outdoor patio**
- **Dining room window seat (in end unit only)**
- **Built-in desk off kitchen**
- **Mud room with sink**
- **Window seat in 2nd Bedroom**
- **Oversized 2-car garage attached**
- **Picket-fenced yard**

Derby Standard Green Features

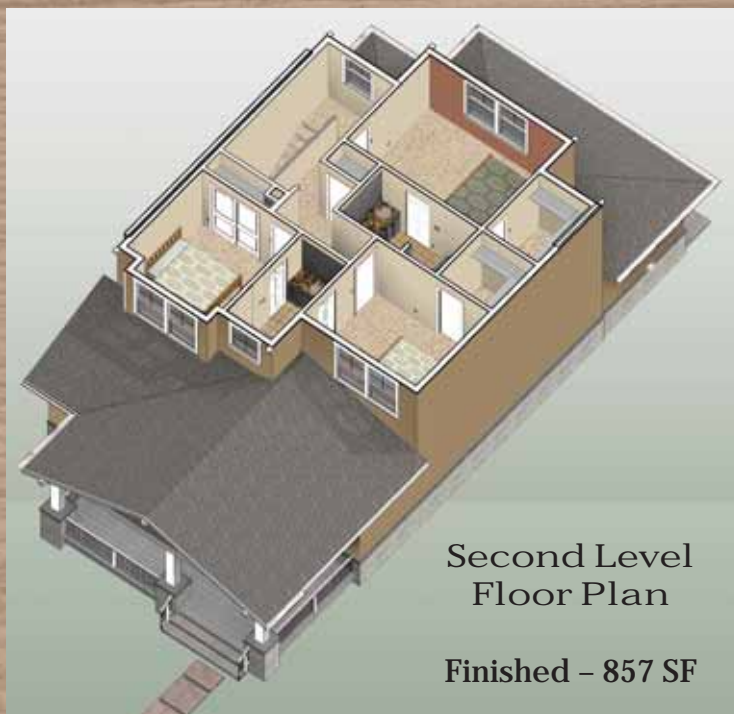
- **High-efficiency furnace and A/C unit**
- **Low-e windows**
- **R-21 insulated walls and R-38 insulated roofs**

For Optional Upgrades,
See Other Side



Main Level
Floor Plan

Unfinished – 577 SF
Finished – 765 SF

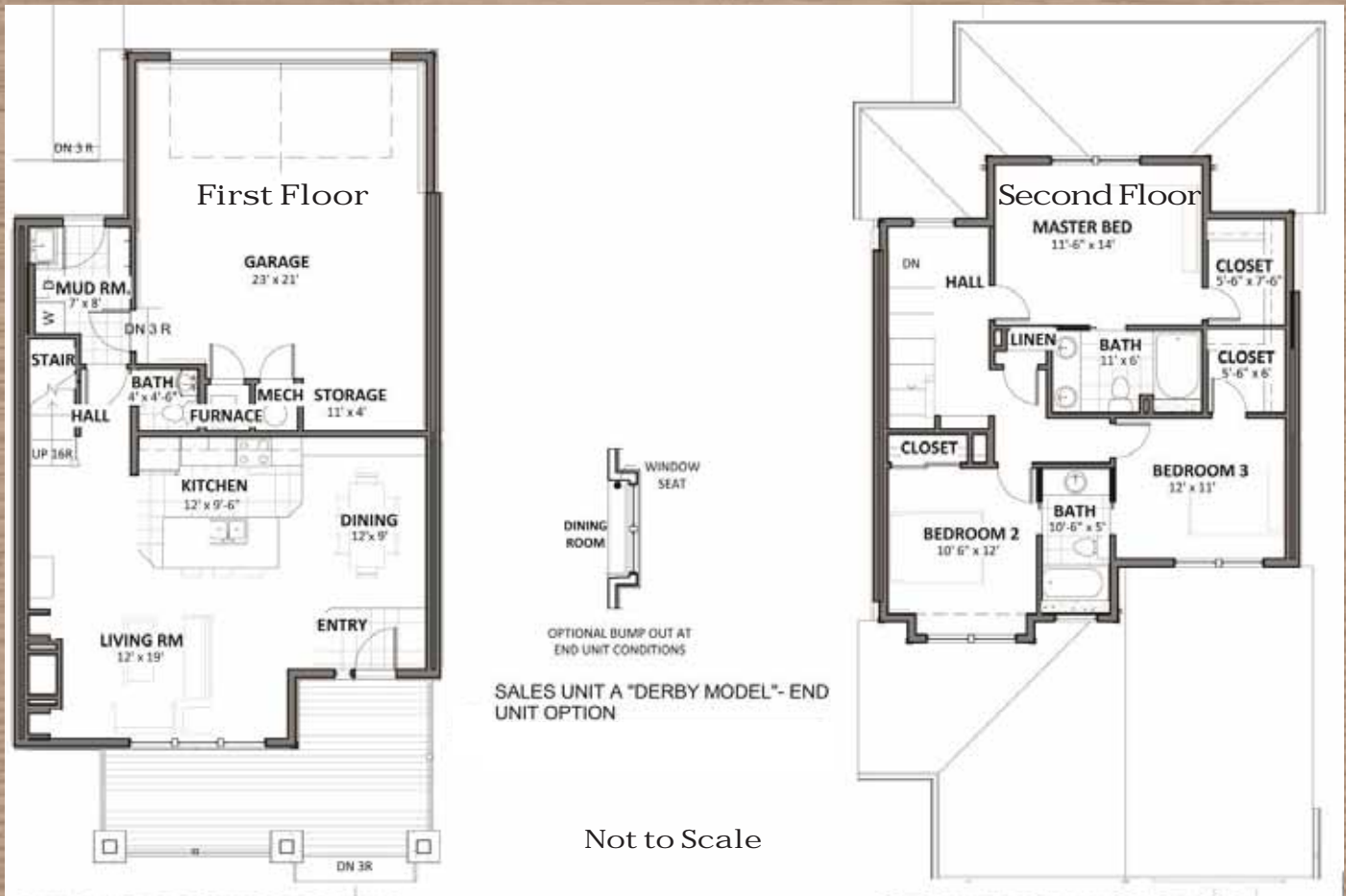


Second Level
Floor Plan

Finished – 857 SF

The Derby Unit (3 Bedrooms)

Floor Plans



Optional Upgrades

- Flooring package
- Wall tile package
- Dining Room buffet
- Ceiling fans
- Built-in shelving/Garage and entry lockers
- Front yard garden/landscape choices
- Stone veneer fireplace
- Knotty alder door and trim package
- Island cabinets accent painted
- 42" upper kitchen cabinets
- Stainless steel refrigerator
- Washer and dryer
- Mud room with storage lockers

All graphics shown are example model homes. Specifications and pricing are subject to change without notice. Builder reserves the right to substitute materials and features of equal or better quality without homebuyer approval. September 9, 2013

The Derby Unit - Upgrades (3 Bedrooms)

Front Elevation



Total Finished Without Garage - 1,622 SF
Total Finished With Garage - 2,199 SF

Derby Townhome Features List

Derby Standard Features

- 3 bedroom, 2-1/2 bath
- Vaulted Master Bedroom
- Built-in media shelving in Great Room
- Oil-rubbed bronze lighting and bathroom fixtures
- Knotty alder cabinets with crown molding
- Choice of 3 accent painted walls
- Stainless steel refrigerator
- Large walk-in closets
- Oversized soaker tub in Master Bath
- Concrete porch

Derby Standard Enhanced Features

- Granite slab countertops in Kitchen and Master Bath
- Gas fireplace
- 9-foot ceilings
- Great Room/Open floor plan
- Spacious outdoor patio
- Dining room window seat (in end unit only)
- Built-in desk off kitchen
- Mud room with sink
- Window seat in 2nd Bedroom
- Oversized 2-car garage attached
- Picket-fenced yard

Derby Standard Green Features

- High-efficiency furnace and A/C unit
- Low-e windows
- R-21 insulated walls and R-38 insulated roofs

Derby Optional Upgrades

- Flooring package
- Wall tile package
- Dining Room buffet
- Ceiling fans
- Built-in shelving/Storage lockers in garage
- Front yard garden/landscape choices
- Stone veneer fireplace
- Knotty alder door and trim package
- Island cabinets accent painted
- 42" upper kitchen cabinets
- Stainless steel refrigerator
- Washer and dryer
- Mud room with storage lockers



Main Level
Floor Plan -
Upgrades
Unfinished - 577 SF
Finished - 765 SF



Second Level
Floor Plan -
Upgrades
Finished - 857 SF

The Derby Unit (3 Bedrooms)

Floor Plans



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