



# KENSINGTON ESTATES

## Derby

3 Bedroom

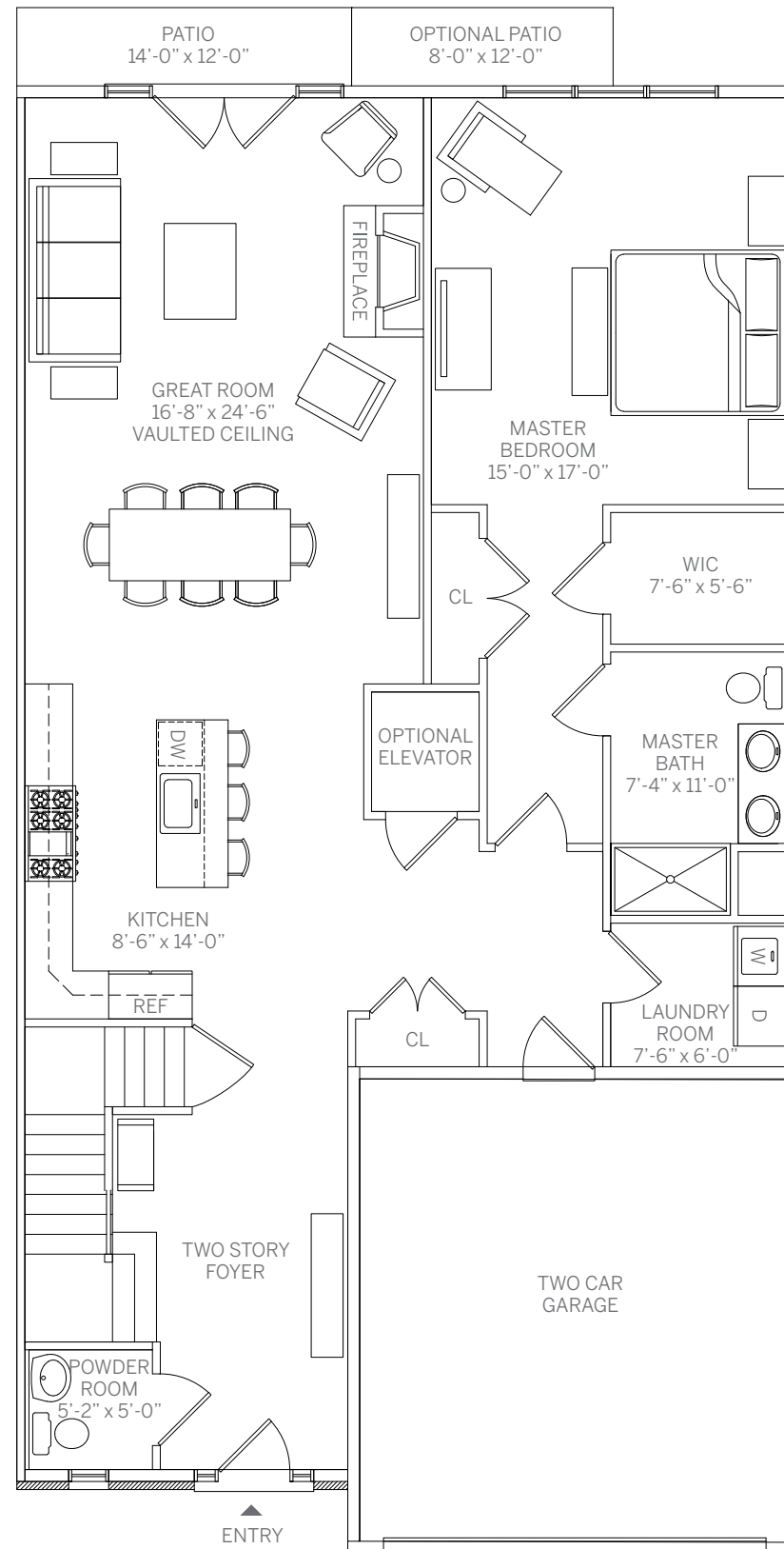
3.5 Bath

Interior 2,662 sq. ft.

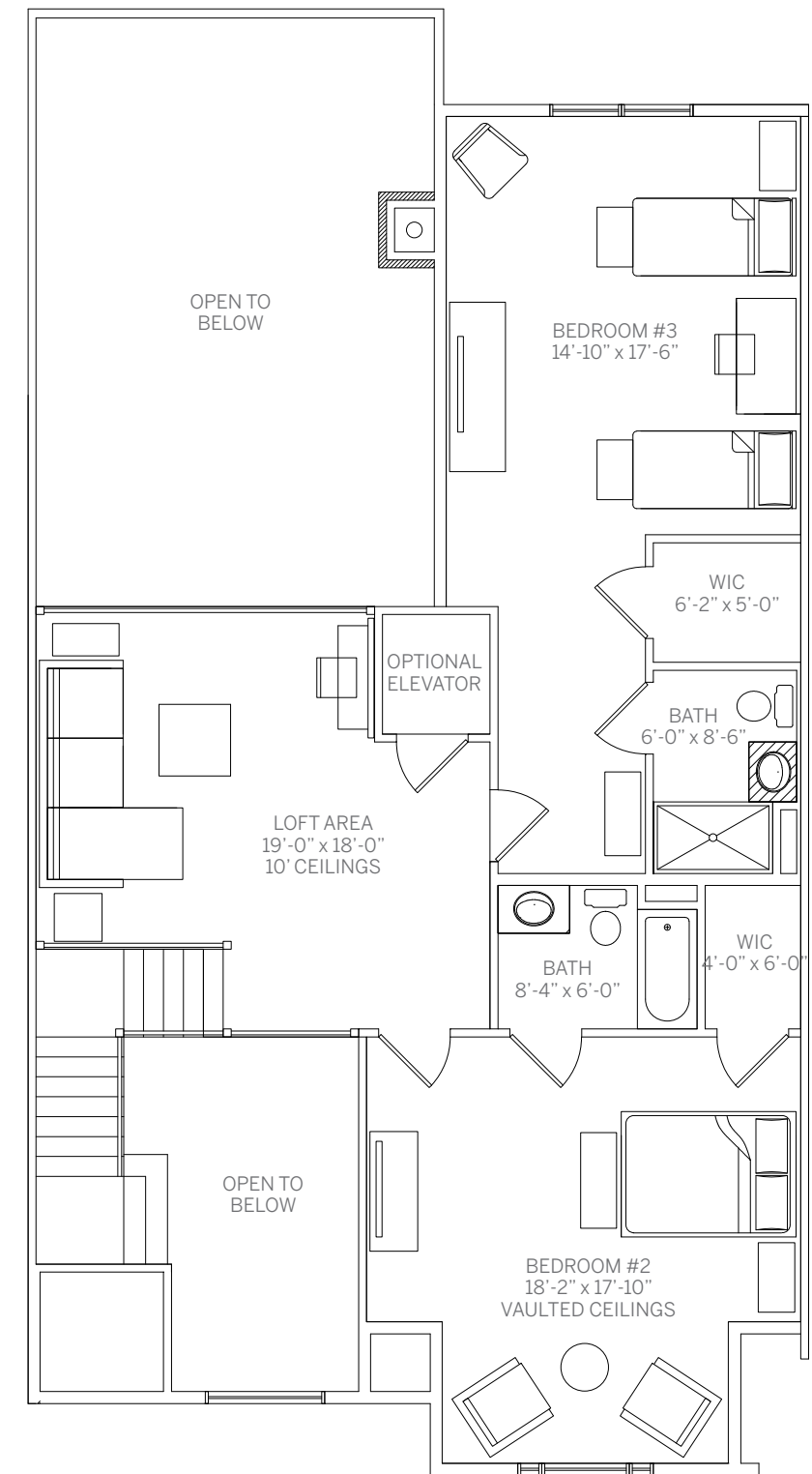
Exterior 168 sq. ft.

Basement

Two Car Garage



First Floor



Second Floor

496 Jericho Turnpike, Woodbury, NY

516.261.6116

info@KensingtonEstatesWoodbury.com

The complete offering terms are in an Offering Plan available from Sponsor. File No. CD18-0152

All floorplans and renderings are artist's conceptions and are not intended to be an actual depiction of the walls, windows, walks, driveways, landscaping, patios or decks. All dimensions, plans and elevations are approximate and subject to normal construction variances and tolerances. All square footage calculations are based on exterior wall-to-wall dimensions. All interior dimensions are based on interior wall-to-wall measurements. We reserve right to make changes due to unforeseen conditions, in accordance with the Offering Plan. This floorplan may appear in reverse.

## **DERBY – RESIDENCE DETAILS**

### **Townhome – 3 Bedroom 3.5 Bath**

Interior: 2,662 sq. ft.

- First floor master suite with 11 ft. ceilings
- Dramatic two-story foyer and great room with vaulted ceilings
- French doors leading to rear patio, optional additional patio extension
- Crown and base moldings throughout
- Solid 3¼” oak floors throughout, 6” optional
- Gas fireplace with stone surround
- Second bedroom with vaulted ceilings, en suite and walk-in closet
- Third bedroom with en suite and walk-in closet
- Powder room with pedestal sink
- Open loft area with 10’ ceilings overlooking great room below
- Optional elevator
- Full 1,500 sq. ft. basement with egress window
- Waterfront units with walk-out basements – Buildings #2 and #3

### **Kitchen:**

- Subzero stainless steel appliances: 36” built-in French door refrigerator, 36” 6-burner Wolf gas range, Best range hood, Cove dishwasher, Wolf microwave
- Spacious island with seating area
- 1¼” eased edge countertops
- 42” high upper cabinets with soft close doors and drawers
- Premium Kohler fixtures

### **Baths:**

- Carrara marble floors
- Premium Kohler fixtures
- Master bath oversized shower

### **Exterior: 168 sq. ft.**

- Brick and Hardie Board exterior
- 2-car garage with direct entry to home.
- Andersen – 400 series windows
- Architectural roof shingles