

Located in Shippensburg, Pennsylvania, just two short miles from Shippensburg University, Deerfield Commons combines modern convenience with pastoral charm in the lush hills of Cumberland County. Offering one, two or three bedroom apartments, buildings with elevators, high speed Internet, washers and dryers, window blinds and furnished or unfurnished options, Deerfield Commons custom-designed homes offer the perfect setting for studying, entertaining-living life maintenance free. You will absolutely love the exercise facility, clubhouse, nature trail, picnic areas and calming water features of this exquisite community. Call to schedule your visit today!

### Deerfield's Green Initiative:

- Developed in a compact way, at about 15 units per acre, to save surrounding farmland

Landscape design that uses wetland plants in ponds and limits irrigation requirements elsewhere

- High-efficiency, water-conserving toilets, showers and faucets
- Energy-efficient construction with 3rd-party testing for air infiltration
- Thoughtfully-designed units that are functional and feel bigger than they are
- Creative wood framing techniques to conserve the use of lumber
- Locally-produced materials used when possible
- Higher insulation values than required by Building Codes
- Compact fluorescent lamps used throughout
- Fitness Room in Community Center with special acoustic design features for a comfortable workout
- Abundance of shade trees for natural cooling



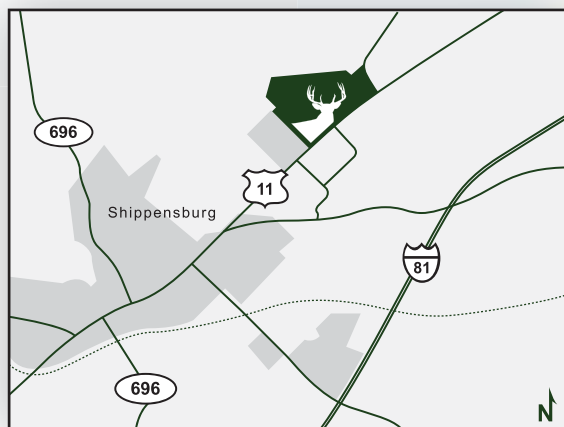
[www.Deerfield-Commons.com](http://www.Deerfield-Commons.com)

### Development Amenities:

- Beautiful clubhouse with study lounge
- Exercise facility
- Elevator access
- Maintenance-free living
- Well-lit grounds & parking
- Jogging nature trail
- Pond and water features
- Picnic and Grill area
- Car washing station
- Pets welcome with some restrictions
- Short-term/Corporate units available
- Public transportation
- 2.08 miles from Shippensburg University
- Designed to be an eco-friendly "green" community

### Driving Directions:

Take 81 south to exit 29  
 Turn right onto Walnut Bottom Rd  
 Turn right onto Conestoga Rd  
 Turn right onto Progress Blvd  
 Proceed to intersection

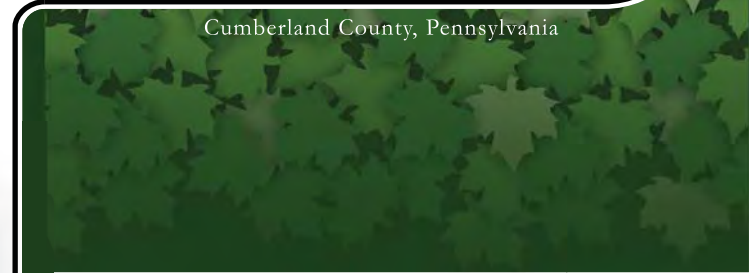


717.530.5111

[info@deerfield-commons.com](mailto:info@deerfield-commons.com)



Cumberland County, Pennsylvania



The New Urbanism

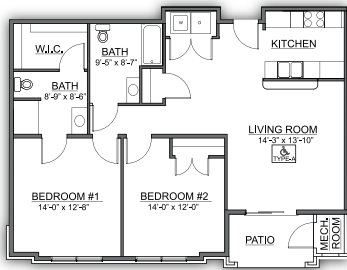
Offering 1, 2, and 3  
 Bedroom Apartments

100 Deerfield Commons  
 Shippensburg, PA 17257

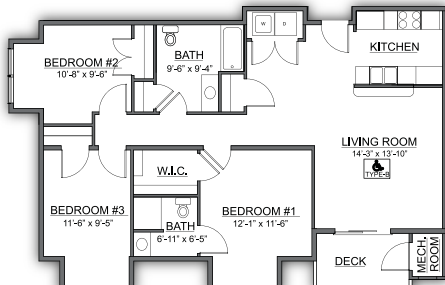
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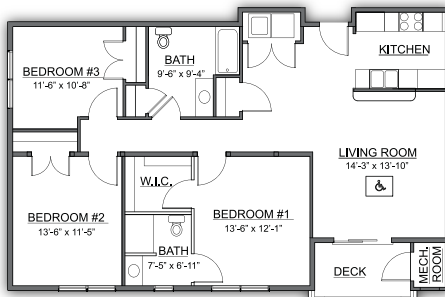
## 4 STORY UNIT LAYOUTS



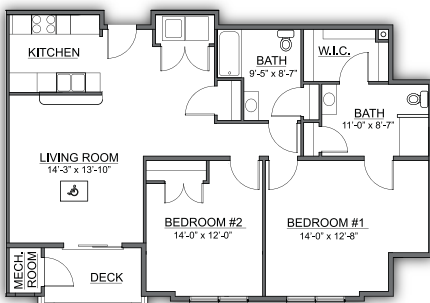
**2 BEDROOM / 2 BATH 1,106 SF**



**3 BEDROOM / 2 BATH 1,220 SF**



**3 BEDROOM / 2 BATH 1,264 SF**



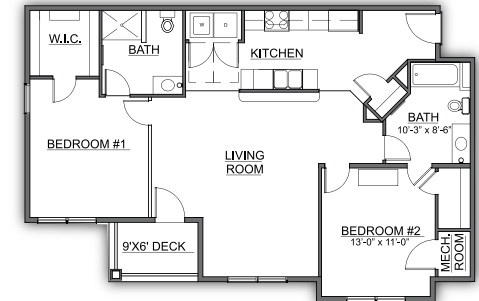
**2 BEDROOM / 2 BATH 1,179 SF**

## Apartment Amenities

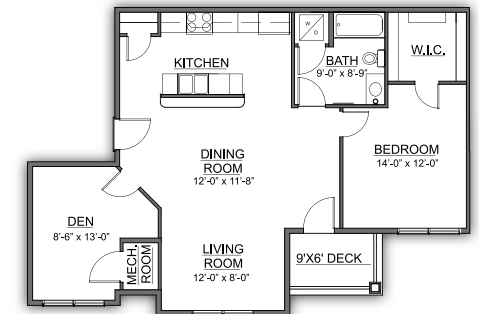
- 1, 2 & 3 Bedroom Apartment Homes
- Low sound transmission construction
- Wired with high speed fiber optics
- Blinds provided on windows
- High efficiency heat pumps
- Custom-designed floorplans
- Washer/Dryer in every unit
- Refrigerator with Ice Maker
- Microwave overtop Range with Self-Cleaning Oven
- 9-foot ceilings



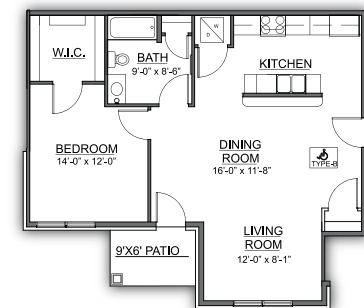
## 3 STORY UNIT LAYOUTS



**2 BEDROOM / 2 BATH 1,174 SF**



**1 BEDROOM / 1 BATH / DEN 999 SF**



**1 BEDROOM / 1 BATH 887 SF**

**DEERFIELD**  
COMMONS

**paradigm**  
properties group, inc.