



- FLOORPLAN -

The Brady

4 - 5
BEDROOMS

2.5 - 4.5
BATHROOMS

2
CAR GARAGE

3,720 - 4,000
SQ.FT.

Timeless and classic accurately describes the charm that this home exudes. A sense of warmth and elegance is provided as you enter this home. Your attention is grabbed by the beautiful L-shaped staircase in the two story foyer. Formal Living and Dining rooms at the front of the house provide for easy entertaining while the rear is filled with everyday living space. Your gourmet kitchen is spacious enough for two chefs and features a generous amount of quartz counter space. Owner's suite provides ample space and access to adjoining bath. Completing the Owner's suite is a large walk-in closet. Three additional bedrooms, two full bathrooms and a huge laundry room complete the second level. Birdsong amenities include hiking trails through acres and acres of conservation area. Total sq ft includes clerestory. Photos may depict another home.

* Photos may depict some features no longer available.

CONTACT US: (716) 202-0839

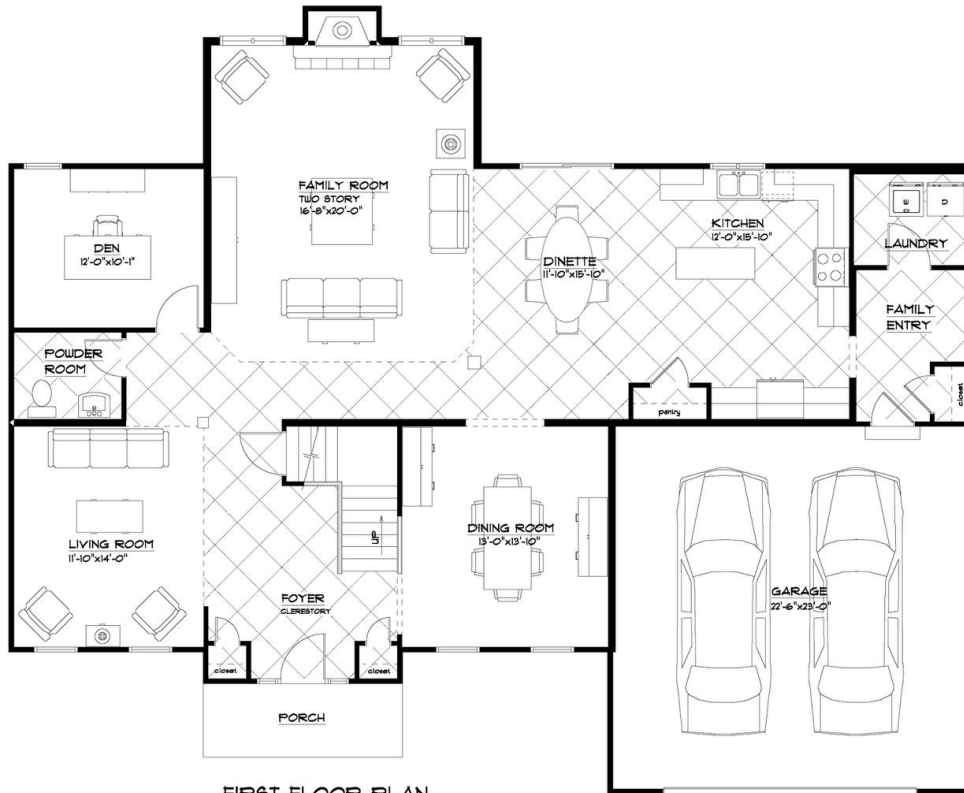
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- FIRST FLOOR -

The Brady



FIRST FLOOR PLAN

THE "BRADY 22A"
3/1/2022
LIVING AREA: 1138 S.F.
OVERALL DIMENSIONS:
61'-2" x 50'-0"

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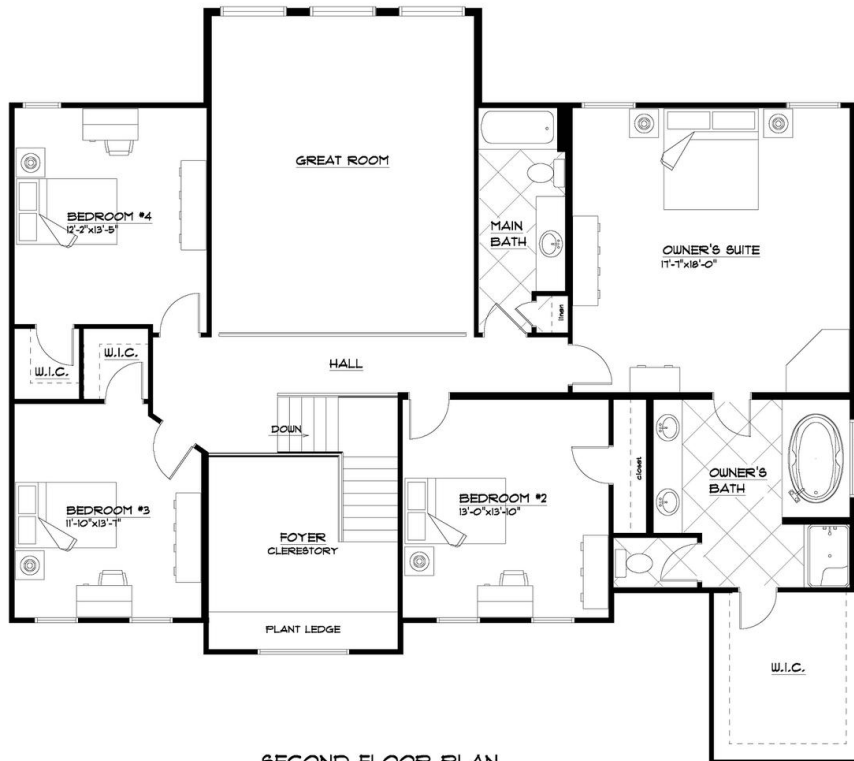
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- SECOND FLOOR -

The Brady



SECOND FLOOR PLAN

THE "BRADY 22A"
 3/1/2022
 LIVING AREA: 1529 S.F.
 CLERESTORY 453 S.F.
 TOTAL AREA 1982 S.F.

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