



- FLOORPLAN -

## The Saxton

at Northwoods Community

**\$600,900**

BASE PRICE

**4 - 5**

BEDROOMS

**2.5**

BATHROOMS

**2**

CAR GARAGE

**2,534 - 3,182**

SQ.FT.

You love the classic lines of traditional home architecture, but you want to bring your personal style to the details. It's not about how much square footage you have, but how smartly it's designed. When we created The Saxton design, we explored the ways each room, each nook, and each space would be used. What would I store in this closet? Let's move it there. How would I move from the kitchen to the formal dining room as well as to the casual dining area? And how far would I want to walk for the first-floor powder room? It all matters. The Saxton reflects this careful thought with a smart layout across every square foot. The clerestory foyer and optional two story great room adds a wonderful airy spaciousness. The kitchen is designed for exceptional functionality without foregoing eye-pleasing style. The first-floor owners choice room makes for a productive office, study area, or maybe a playroom where the kids can be kids. Upstairs, The Saxton's 4 bedrooms give everyone a comfortable, roomy place of their own. The owner's suite is like a "thank you", giving you a bedroom that's large enough for a sitting area, an en suite bath with a soaking tub, and a walk-in closet with room for your 4-seasons wardrobe. The adjacent bedroom is ideally located for a potential nursery. If you have even more generations living under one roof, look at the possibility of finishing the lower level basement. We know that life keeps changing, so choose a home that keeps up with you, not holding you back.

\* Photos may depict some features no longer available.

**CONTACT US: (716) 202-0839**

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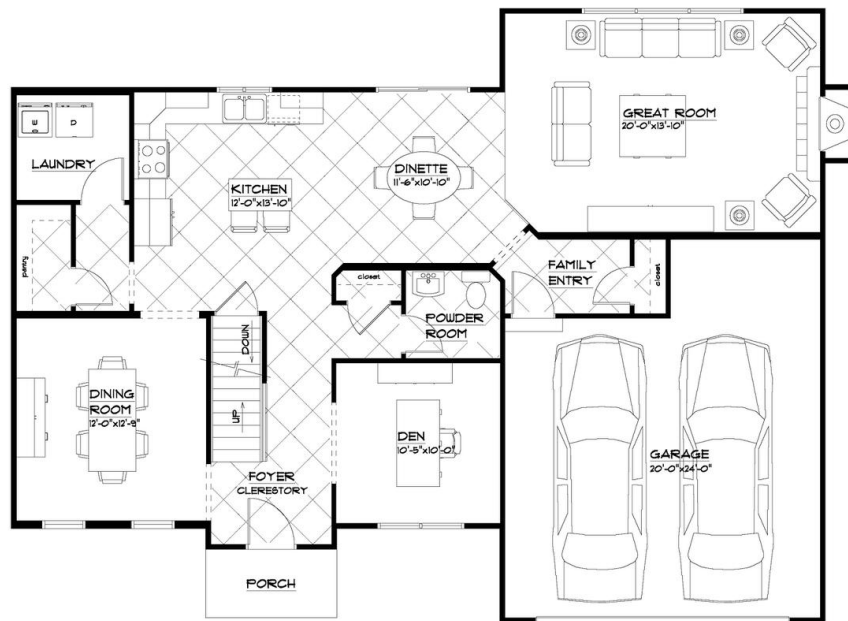


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- FIRST FLOOR -

# The Saxton

at Northwoods Community



### FIRST FLOOR PLAN

THE "SAXTON 20A"  
 10/1/2021  
 LIVING AREA: 1242 S.F.  
 OVERALL DIMENSIONS:  
 53'-8" x 39'-0"

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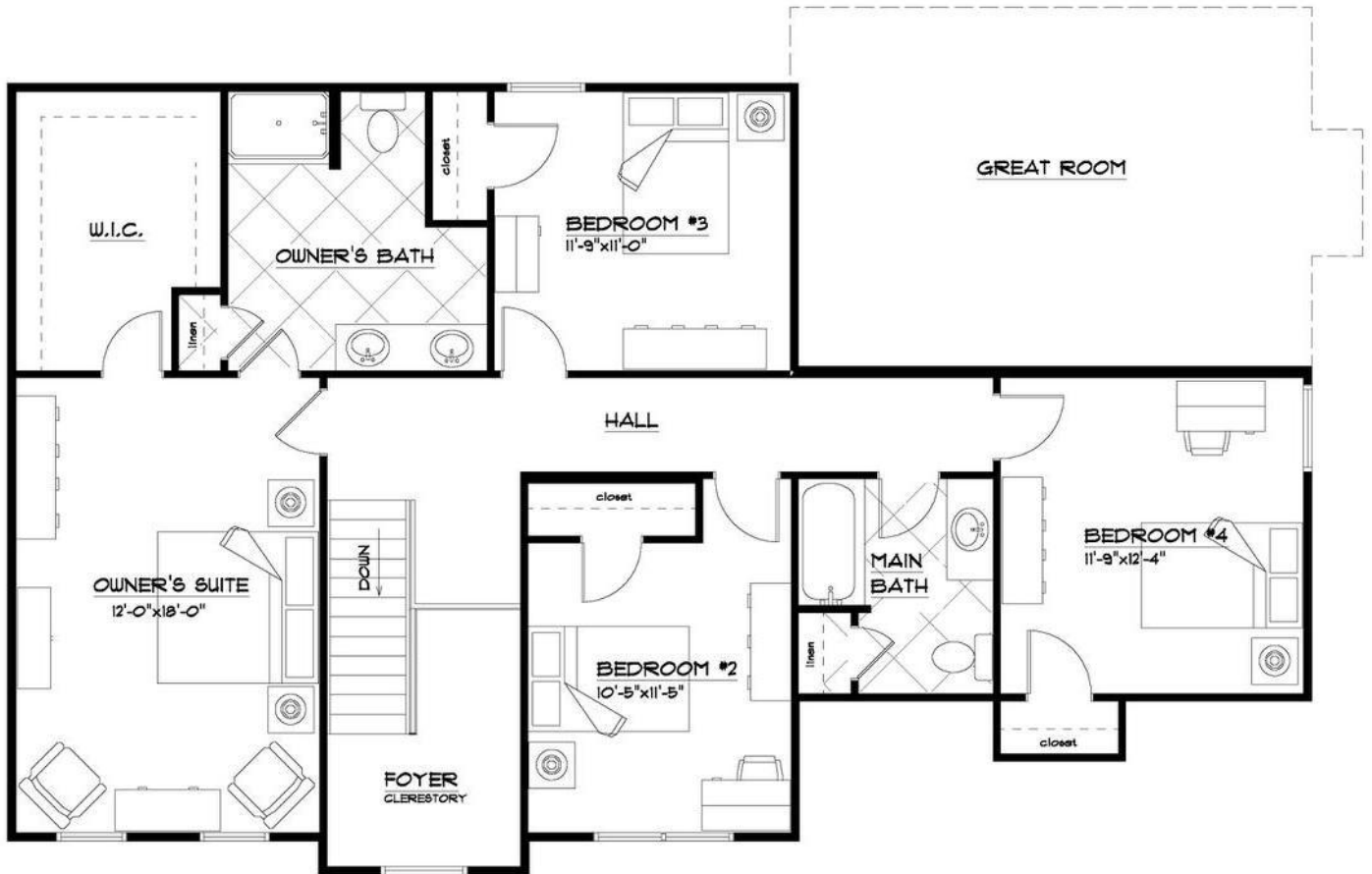


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- SECOND FLOOR -

## The Saxton

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### SECOND FLOOR PLAN

THE "SAXTON 20A"  
5/25/2021  
LIVING AREA: 1152 S.F.  
CLERESTORY 78 S.F.  
TOTAL AREA 1230 S.F.

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