



- AVAILABLE -

223 Old Carriage House Rd

Grand Island, NY 14072

\$674,900

4
BEDROOMS

2
BATHROOMS

1
HALF BATHS

2
CAR GARAGE

2,732
SQ.FT.

4 beds • 2.5 baths • 2,732 Sq Ft

Forbes Capretto Homes has chosen the perfect location for one of our most sought-after home designs. At 223 Old Carriage House Road, we're building The Hawthorne in our [Island Meadows](#) community. The name of the neighborhood is a tribute to the unique natural beauty here—the serenity of relaxed, country living near the shores of the Niagara River.

The Hawthorne home design showcases the extensive research we've done into what today's homeowners want—smart flow from one space to the next, generous rooms flooded with natural light, and, of course, flexibility and storage. We took those elements, blended them with appealing details, 4 bedrooms, 2.5 baths, and came up with a 2,732-square-foot, 2-story floor plan that anticipates your wish list.

From the covered porch entry, step inside to an open floor plan where large windows stream light through the main level. The clerestory foyer fills your home with warmth and comfort from all directions.

We know today's homeowners want flexibility, so we included a flex room by the entry. Transform it to the function you need or want—a home office, fitness center, den or even a guest room. The adjacent powder room is a convenient feature for however you choose to use your flex room.

[The Hawthorne](#) floor plan also gives you a formal dining room. It's the perfect place for sitting down to family meals and entertaining guests. We make it even more palatable with the butler's pantry that connects your kitchen with the dining room.

The sight lines from the front entry to the main living area span the full width of this beautiful home. From one end to the other, windows fill this space with sunlight and a view of your backyard. In the great room snuggle up by the gas fireplace that can be enjoyed from every part of the open floor plan.

We designed this home's kitchen for today's busy families, allowing for the space you need and the extras you want. The oversized kitchen island expands your workspace and storage, plus serves up breakfast bar seating for 4 people. A large laundry room off the secondary entrance allows for a true mudroom space.

All 4 bedrooms are located upstairs. The Hawthorne's design maximizes the privacy for each bedroom by thoughtfully positioning the entries.

Are you ready for a home that gives you more than you expect? [Contact Deb at \(716\) 202-0839 to explore this gorgeous new home as it](#)

CONTACT US: 716-688-5597

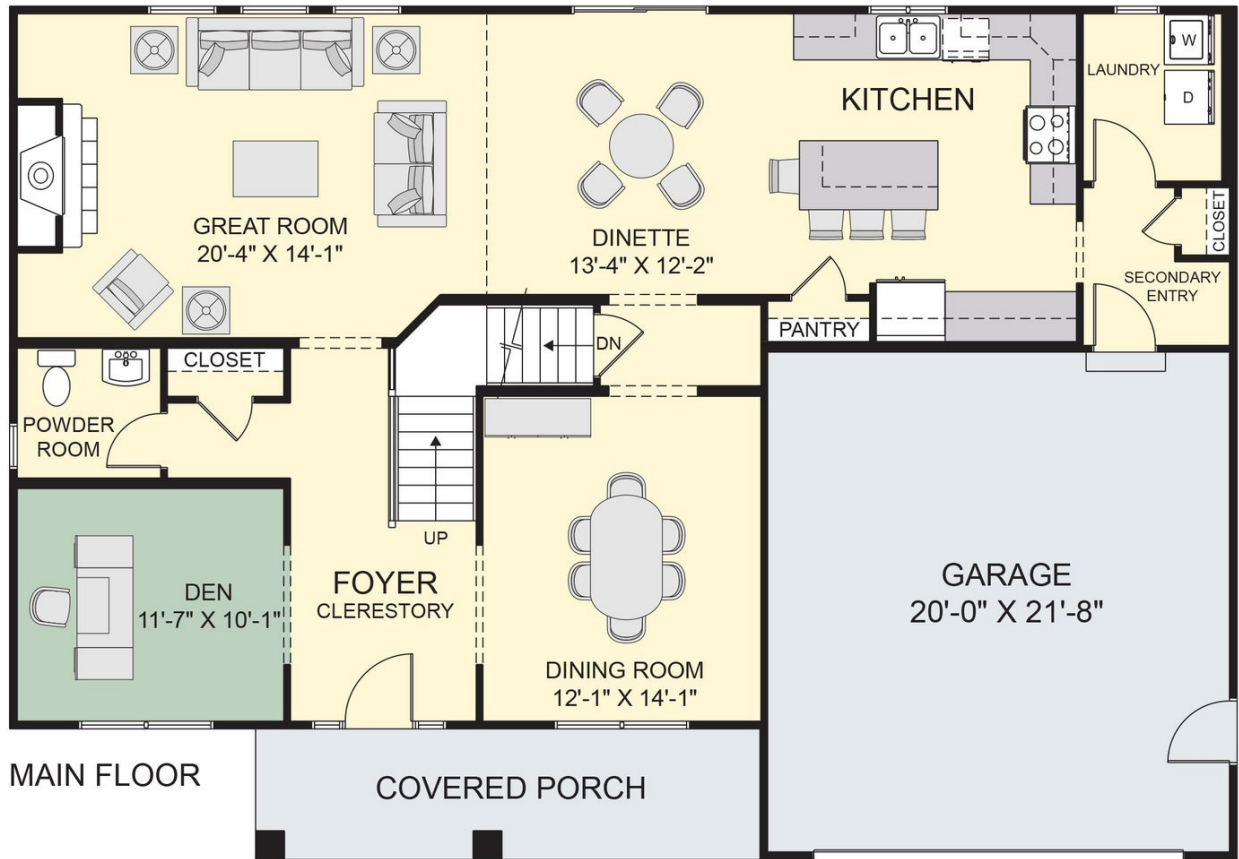
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- 223 OLD CARRIAGE HOUSE RD -

First Floor



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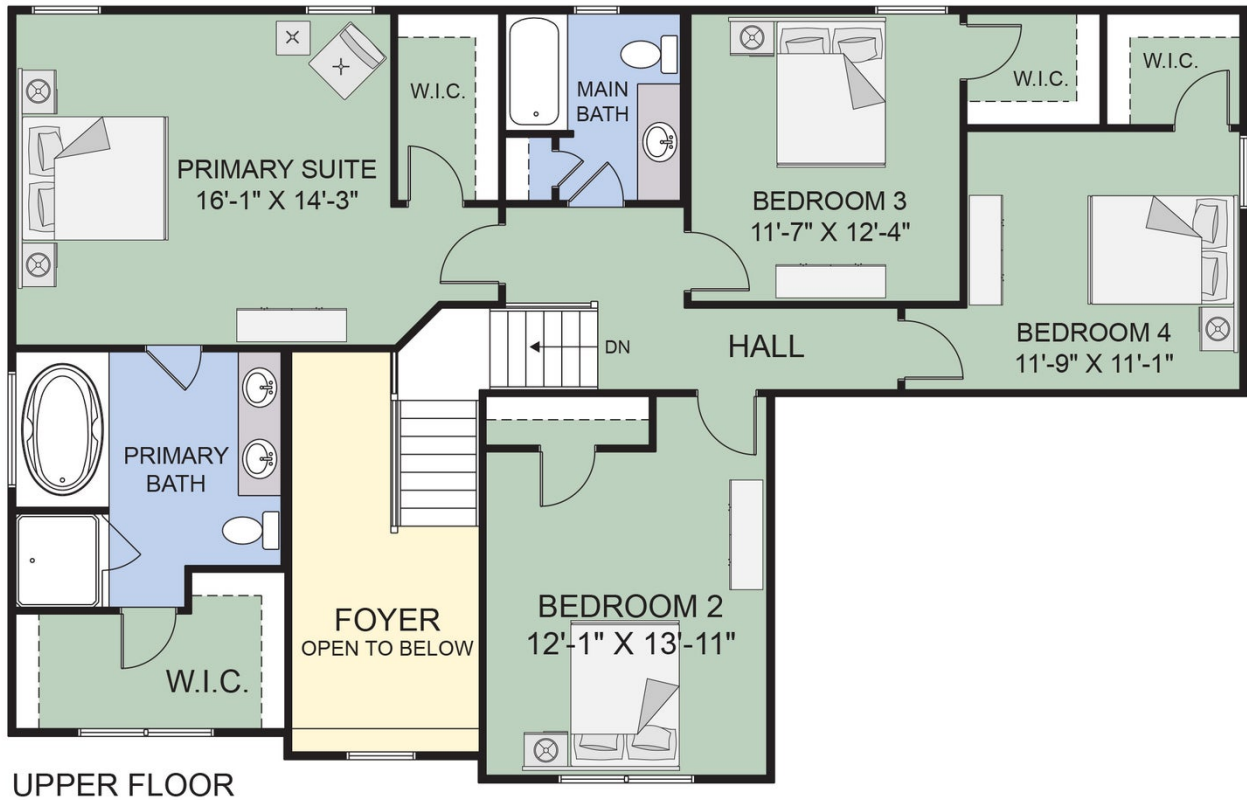
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Second Floor



UPPER FLOOR

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- 223 OLD CARRIAGE HOUSE RD -

The Hawthorne

223 Old Carriage House Rd, Grand Island, NY 14072
Homesite # 2

KITCHEN	COUNTERTOPS - QUARTZ		EXTERIOR
	 CABINETS 		
FLOORING	BATHROOMS		
LUXURY VINYL PLANK	CARPET	PRIMARY BATH SHOWER WALL	PRIMARY BATH CABINETS
LIGHTING	PRIMARY BATH COUNTERTOP - QUARTZ	MAIN BATH CABINETS	
	MAIN BATH COUNTERTOP - QUARTZ	PRIMARY BATH FAUCET	
	POWDER ROOM FAUCET	MAIN BATH FAUCET	

Disclaimer: Although every effort is made to show an accurate representation, actual products may have slight variation in color.

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