



- AVAILABLE JULY 2023 -

3398 Cedar Valley

Hamburg, NY 14075

\$539,000

3
BEDROOMS

2
BATHROOMS

2
CAR GARAGE

1,737
SQ.FT.

3 beds • 2 baths • 1,737 Sq Ft

Take advantage of all the charm of historic Hamburg Village and the quick picturesque drive to the City of Buffalo along Lake Erie! Pleasant Creek offers unique access to best of both worlds.

Are you planning to live life on one level? Then, do it in style. **This summer!**

Ready in July, this new construction home just beyond the heart of Hamburg Village presents an eye-catching ranch-style home with a Modern Farmhouse look and the special touches that are the signature of a Forbes Capretto Home.

One look at the exterior makes it clear that your single-level home manages to be classic, elegant, and yet contemporary. The interior aligns with the way you live—a sensible flow from room to room and creative use of space. When you're living on a single level, you want easy access to every space, and this Forbes Capretto Home is designed that way. Entries are smartly placed. Storage is plentiful and always within reach. And you can have it all without compromising the comfort of right-sized rooms.

The owner's suite is the perfect example of smart design. The vestibule entry guides you down the hall to the back of the home. Whether you enter from the kitchen or the family entry (from the garage), you can escape and find your quiet place, passing the laundry room on the way. It's a multitasker's dream—bring in the groceries, drop in a load of laundry, and disappear into your suite.

contact us: [\(716\) 202-0839](tel:7162020839)

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