



- AVAILABLE -

## 3408 Cedar Valley

Hamburg, NY 14075

**\$539,900**

**4**  
BEDROOMS

**2**  
BATHROOMS

**1**  
HALF BATHS

**2**  
CAR GARAGE

**2,054**  
SQ.FT.

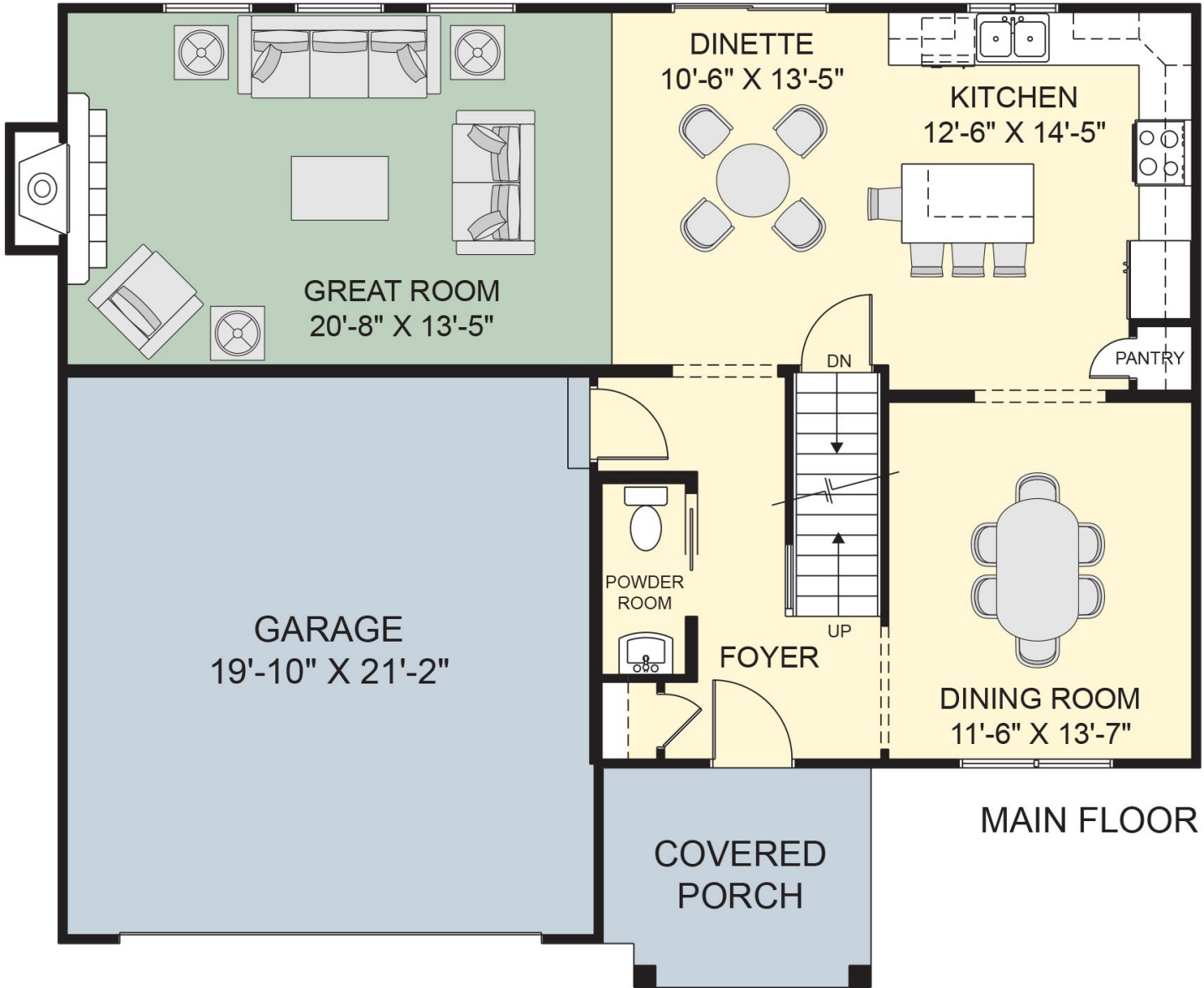
With Hamburg Beach down the road from Pleasant Creek, we knew this neighborhood would be appealing to people who wanted privacy with access to Hamburg's great schools, charming village, and friendly atmosphere. Now that we're in the final phase of building here, only a few opportunities remain to become part of Pleasant Creek. The new home at 3408 Cedar Valley Way is one of them.

The Bailey floor plan offers a convenient layout with a thoughtful design, as well as a charming exterior. Enjoy an open-concept living arrangement, perfect for entertaining guests, with the kitchen, dining area, and great room all open and connected. Your new kitchen offers plenty of counter space and an undermount sink, along with a kitchen island for additional meal prep space. The first floor includes an additional flex room that could be used as a dining room or study. On the second floor, enjoy your spacious owner's suite, which includes a generous walk-in closet and a private owner's bath, complete with a convenient double-bowl vanity. This floor plan comes equipped with a second-floor laundry center, eliminating the need to carry laundry up and down the stairs. Three additional bedrooms and a full hall bath complete the upstairs layout of the Bailey. This western facing homesite on Cedar Valley Way allows plenty of natural light to fill the back of your new home!

\* Photos do not depict actual home.

- 3408 CEDAR VALLEY -

*First Floor*



CONTACT US: 716-688-5597

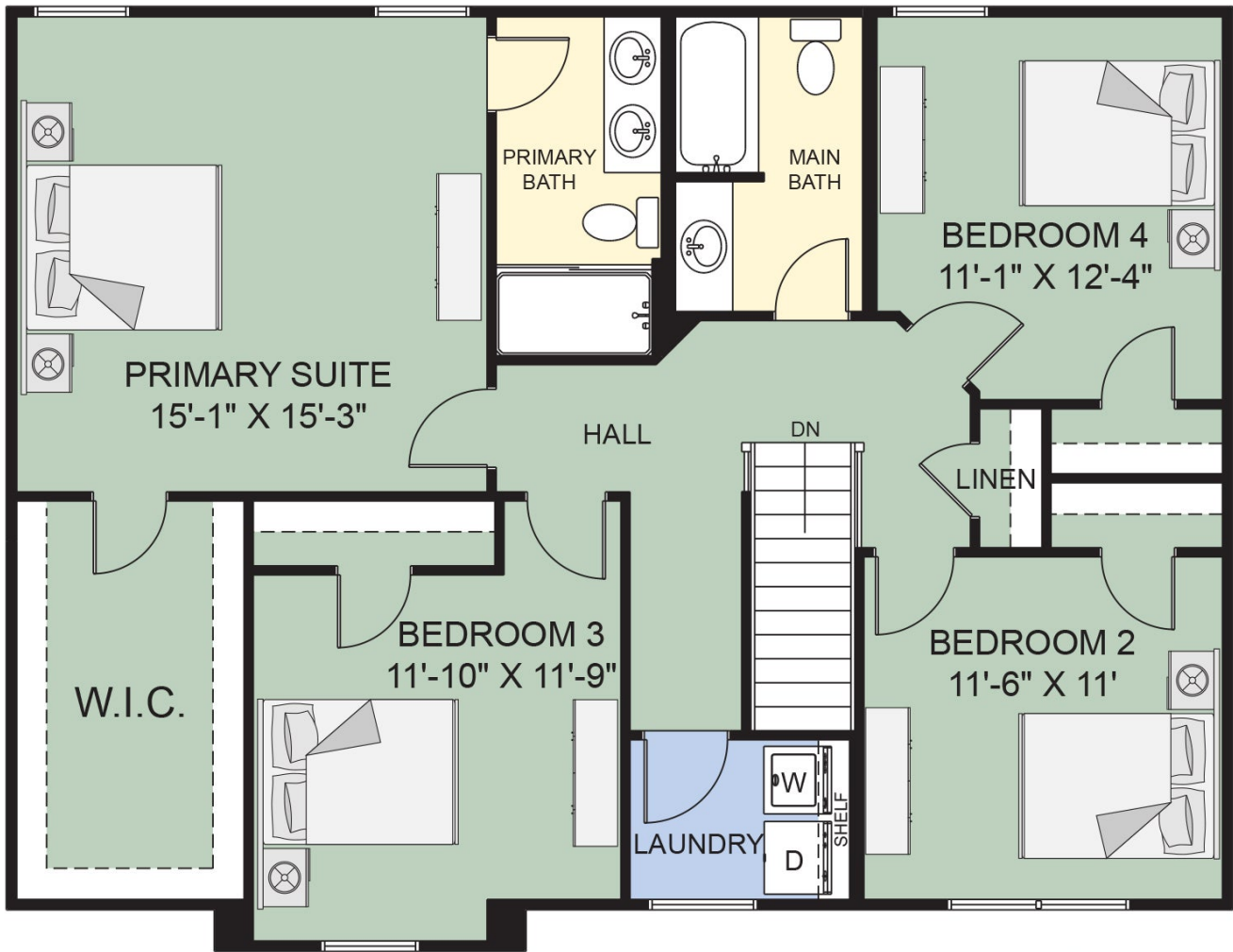
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- 3408 CEDAR VALLEY -

*Second Floor*



UPPER FLOOR

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- 3408 CEDAR VALLEY -  
*Design Selections*

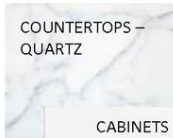


*The Bailey*  
3408 Cedar Valley Way, Hamburg NY 14075  
Homesite # 63

**KITCHEN**



**COUNTERTOPS – QUARTZ**



**CABINETS**



**EXTERIOR**



**FLOORING**

**LUXURY VINYL PLANK**



**CARPET**



**BATHROOMS**

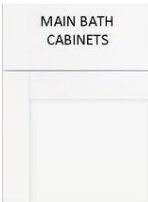
**PRIMARY BATH SHOWER WALL**



**PRIMARY BATH CABINETS**



**MAIN BATH CABINETS**




**LIGHTING**




**PRIMARY BATH COUNTERTOP - QUARTZ**



**PRIMARY BATH FAUCET**




**MAIN BATH COUNTERTOP - LAMINATE**



**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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