



- AVAILABLE -

3412 Cedar Valley

Hamburg, NY 14075

4 BEDROOMS	2 BATHROOMS	1 HALF BATHS	2 CAR GARAGE	2,292 SQ.FT.
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4 beds • 2.5 baths • 2,292 Sq Ft

A few minutes from the charming Village of Hamburg, popular Hamburg Beach, and highly acclaimed Cloverbank Country Club, there's a quiet community of new homes. Pleasant Creek is nestled off Rogers Road, with protected lands wrapping around the final phase of new homes here.

And this is where we are building a stunning example of The Dorchester, a Forbes Capretto Homes design that weaves function through every bit of the 2,292 square feet. 3412 Cedar Valley Way is on a cul-de-sac road, adding privacy to an area that is already distinguished by its wooded surrounding.

This sensible, stylish floor plan flows easily from room to room, incorporating the storage you need and privacy that's perfectly placed. The first level of this 2-story design presents an open floor plan where your eat-in kitchen and spacious great room comfortably bring everyone together—and with a fireplace in the great room for cozy gatherings. The kitchen is outfitted with ample cabinets and counter space, coupled with the sensible placement of appliances, walk-in-in pantry, and adjacent secondary entry. This essential area is an equal blend of beauty and efficiency.

The flex room by the foyer can function wonderfully as your home office, or maybe a media room, fitness studio, playroom or library.

All 4 bedrooms are placed on the second floor, with privacy in mind. The primary suite occupies the entire back of the home on this level. The primary bedroom is generous in size, with a full bath and spacious walk-in closet that complete your "suite" experience. Three more bedrooms share a second full bath upstairs. We also situated the laundry room on the second floor, where it just makes more sense.

Every week brings us closer to bringing you home here. Contact Deb at (716) 202-0839 to be sure you have the chance to see our home at 3412 Cedar Valley Way in Hamburg, NY, as it nears completion.

CONTACT US: CALL/TEXT (716) 202-0839

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- 3412 CEDAR VALLEY -
Design Selections



The Dorchester
3412 Cedar Valley Way, Hamburg, NY 14075
Homesite # 64

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



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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