


MODEL HOME FOR SALE



Home Priced At
\$519,900

Plan: The Bailey

Elevation: 3416 Cedar Valley Front
Elevation

 **2,112+ Sq. Ft.**

 **4 Bedrooms**

 **2.5 Bathrooms**

Welcome to the Bailey, a thoughtfully designed home that blends convenience with style in our Pleasant Creek community, Hamburg, NY. This charming floorplan offers an open-concept living space, ideal for hosting and everyday living. The heart of the home features a modern kitchen with ample counter space, an undermount sink, and a versatile island perfect for meal prep or gathering with loved ones.

The first floor also includes a flexible space, perfectly suited as a dining room, home office, or cozy retreat to meet your needs. A convenient powder room adds extra functionality to the main level, and the attached two-car garage provides ample space for vehicles, storage, and more.

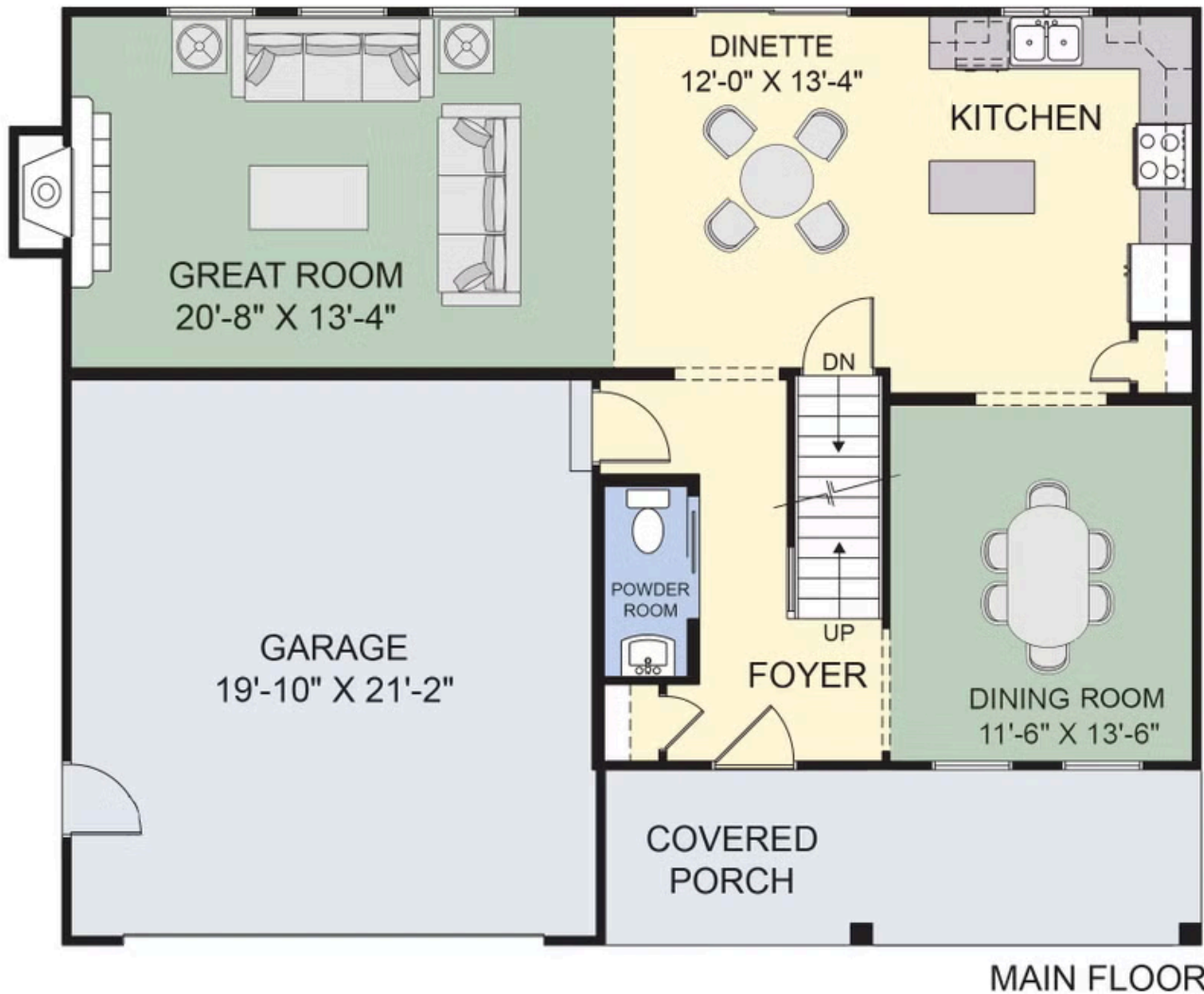
Upstairs, you'll find a luxurious owner's suite, complete with a generous walk-in closet and a private bath featuring a double-bowl vanity for added comfort. Laundry day is a breeze with a convenient second-floor laundry center, eliminating the hassle of carrying loads up and down the stairs. Three additional bedrooms and a full hall bath complete this thoughtfully crafted upper level.

Experience the perfect balance of form and function in the Bailey, designed to fit your lifestyle and create memories for years to come.

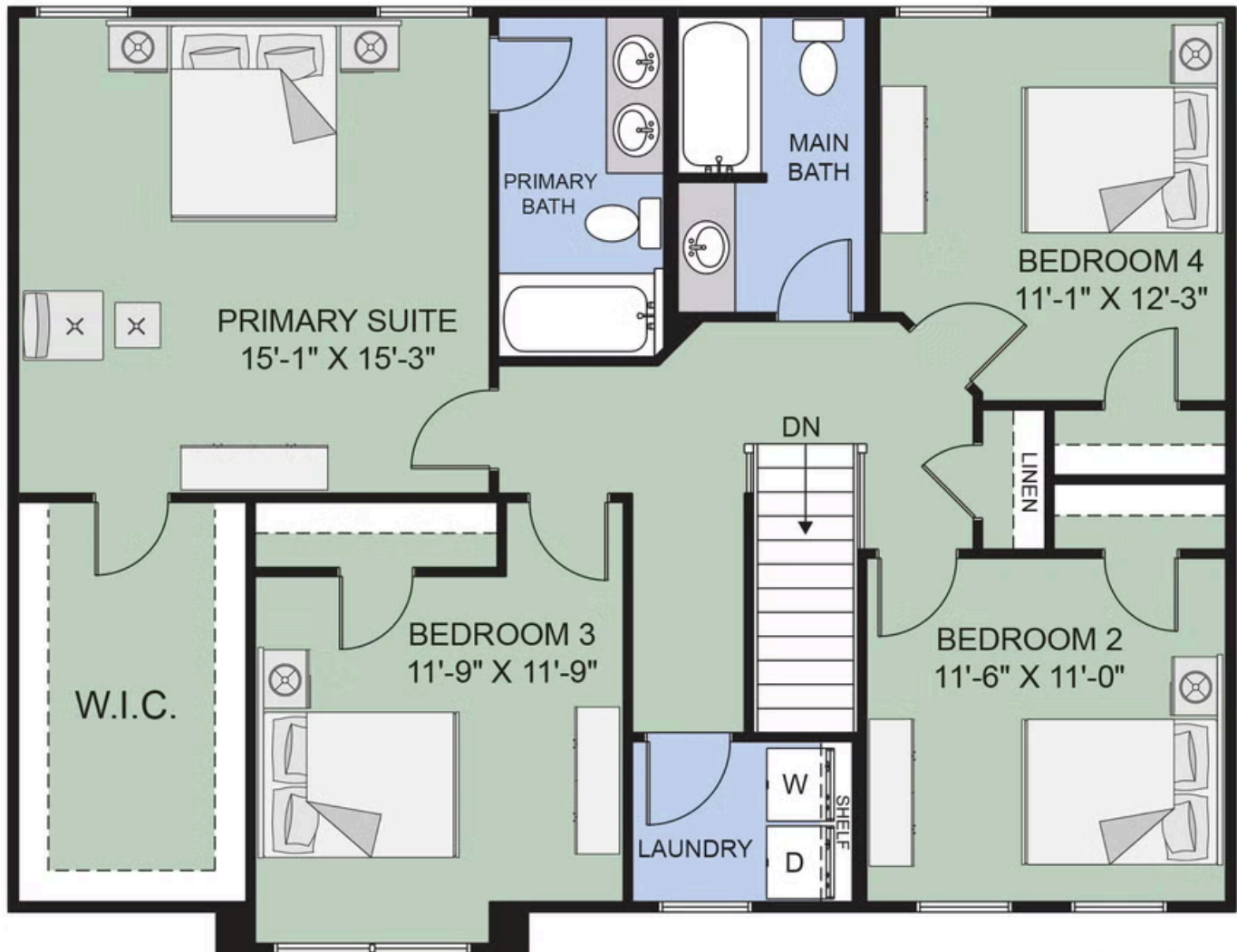
* Photos may depict some features no longer available.

All square footage is approximate. Renderings are artist's conceptions and may vary slightly from the actual home. Homes may be built in reverse of plans shown, depending on site conditions. Minor architectural changes may be made occasionally at the option of the builder. Please contact your Sales Consultant for details.

First Floor



Second Floor



UPPER FLOOR

The Bailey

3416 Cedar Valley Way, Hamburg NY 14075
Homesite # 65



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