

MOVE-IN READY



Home Priced At
\$613,900

Plan: The Cambridge
Elevation: Move-In Ready!

 **2,690+ Sq. Ft.**
 **4 Bedrooms**
 **2.5 Bathrooms**

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 construction home at 3429 Cedar Valley Way is one of them.

We're building The Cambridge floor plan on a deep wooded homesite. Design selections have all been made for you! With no neighbors behind you, turn your backyard into a private retreat!

Step into the foyer's sun-drenched spaces, courtesy of the abundance of large windows. On one side, the plan has a flex room with an angled entry, with a formal dining room on the other. The formal dining room connects with the kitchen through a butler's pantry.

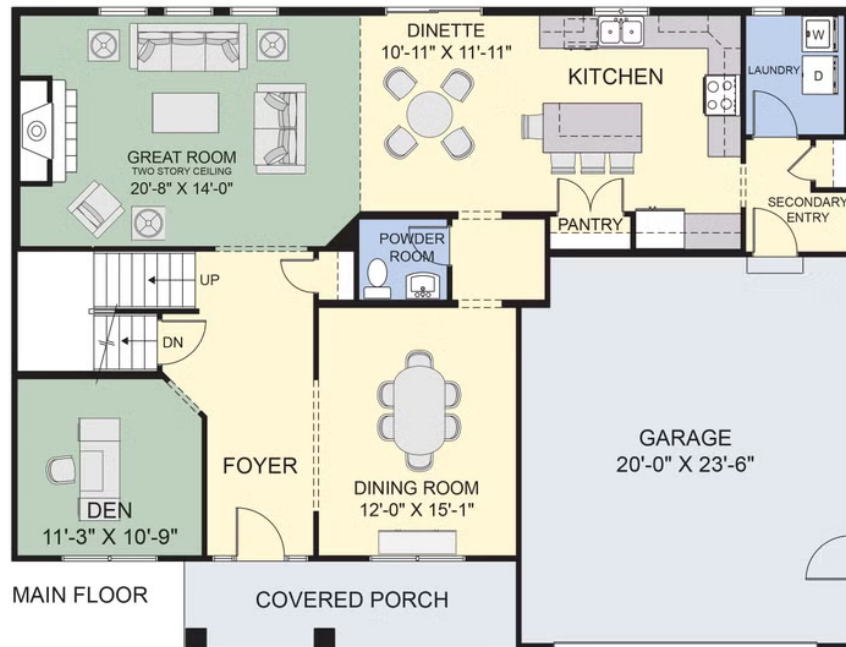
In the openness of the main living area, the 2-story great room is welcoming, particularly with a crackling fire in the fireplace and your personal decor on the custom mantel. On the opposite end of the main living area, which stretches the width of the home, the kitchen is a tempting combination of appetizing eye appeal and plentiful work and storage space, including a large, double-door pantry. The breakfast bar at the oversized center island comfortably seats 4 people when casual dining is more to your taste.

The Cambridge's 4 bedrooms are located on the second level. Each one is wrapped with solitude that comes from smartly designing the entries as far apart as possible from the neighboring bedroom—with the exception of the fourth bedroom next to the owner's suite, which makes it perfect for your young children. The bedrooms are designed to include a walk-in closet in every bedroom.

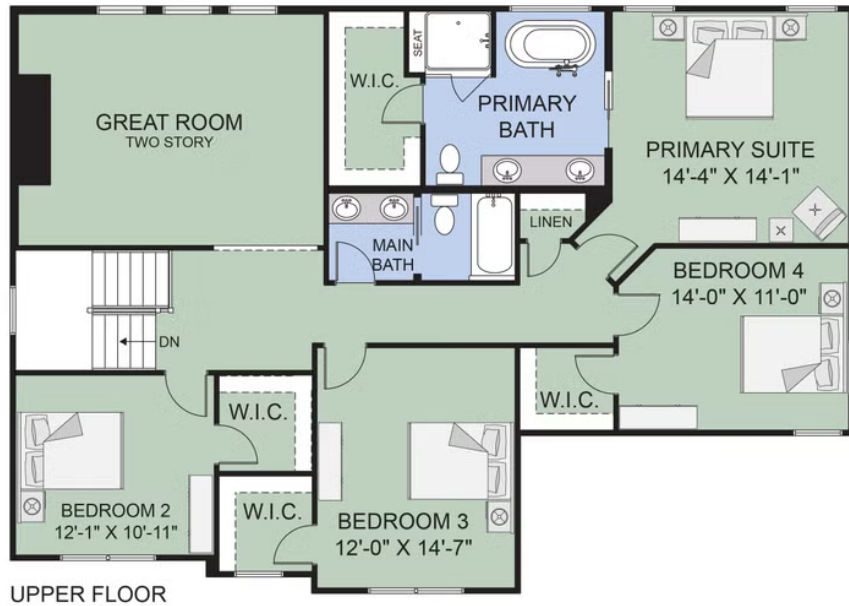
The primary suite is a special retreat. Escape to a large bedroom in the back corner of the second floor.

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





The Cambridge
3429 Cedar Valley Way, Hamburg, NY 14075
Homesite # 77

KITCHEN COUNTERTOPS - QUARTZ **EXTERIOR**

CABINETS

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 - QUARTZ

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.