


UNDER CONSTRUCTION



Home Priced At  
**\$549,900**

Plan: The Dorchester

 2,292+ Sq. Ft.

 4 Bedrooms

 2.5 Bathrooms

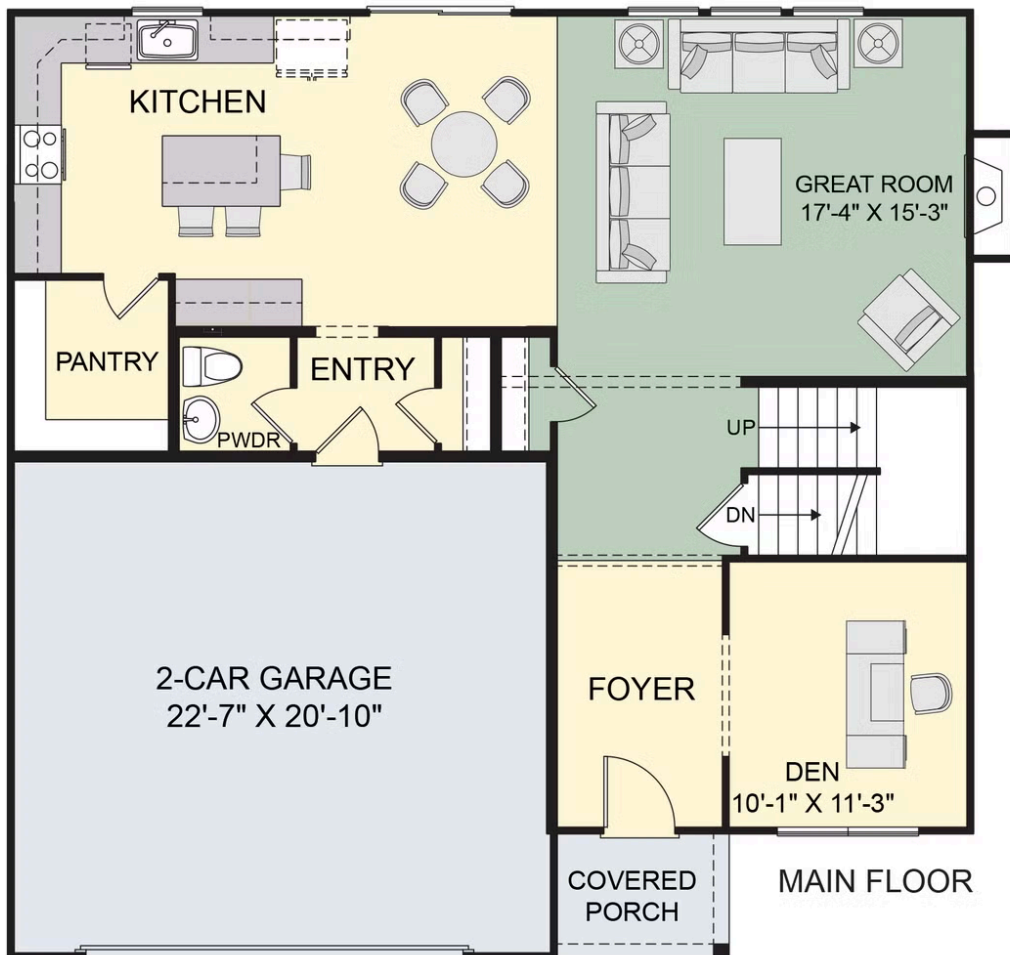
The final phase in Pleasant Creek is selling fast. Don't miss out! Situated in the heart of the Southtowns, Pleasant Creek of Hamburg has quickly become a highly desirable community to live in.

Pleasant Creek is located just minutes from the Village of Hamburg and is only minutes from the very popular Hamburg Beach, Cloverbank Country Club, and the Village of Hamburg.

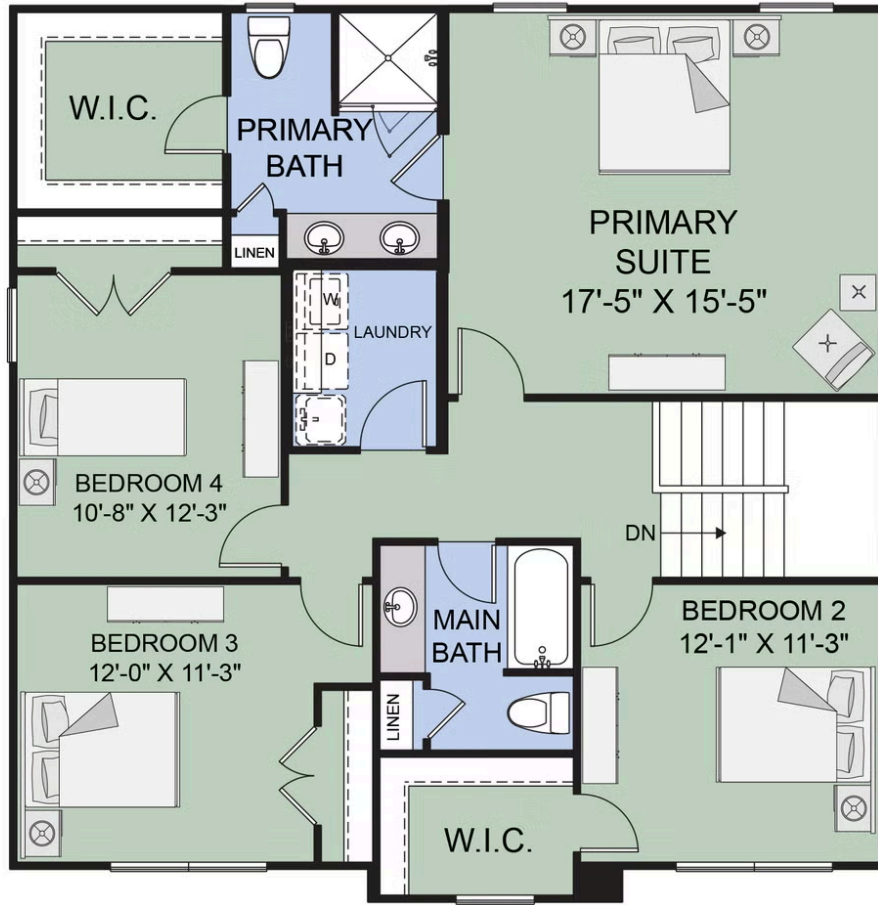
Forbes Capretto Homes presents the Dorchester here, a design that weaves function through every bit of the 2,292 square feet. This sensible, stylish floor plan, being built on a spacious homesite with a southern facing back yard, flows easily from room to room, providing the storage you need; as well as privacy that's perfectly placed. The first level of this two-story design offers 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, adjacent family entry, powder room, and walk-in pantry, this essential area is an equal blend of beauty and efficiency. The flex room by the foyer can become your home office, or maybe a media room or hobby studio. Add optional bookcases and French doors to convert this room into a showplace. Situated on the second floor, all 4 bedrooms afford you the privacy you want for your bedrooms. The primary bedroom is generous in size, including a full bath and spacious walk-in closet to 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. Neutral, elegant selections have all been made by our professional design team, so you can sit back, relax and watch your dream home come to life.

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

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## Design Selections



### The Dorchester

3436 Cedar Valley Way, Hamburg NY 14075  
Homesite # 68

<b>KITCHEN</b>	COUNTERTOPS – QUARTZ	CABINETS	<b>EXTERIOR</b>
			
<b>FLOORING</b>	<b>BATHROOMS</b>	LUXURY VINYL PLANK	CARPET
			PRIMARY BATH CABINETS
<b>LIGHTING</b>			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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