



- FLOORPLAN -

## The Dorchester

at Pleasant Creek Community

**\$412,900**

BASE PRICE

**3**

BEDROOMS

**2**

BATHROOMS

**1**

HALF BATHS

**2**

CAR GARAGE

**2,016+**

SQ.FT.

It's not the sum of the square feet that defines your home, but how smartly it is used. With The Dorchester, Forbes Capretto Homes presents a design that weaves function through every bit of the 2,016 square feet. You can enjoy a floor plan with easy flow from room to room, 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. The kitchen is outfitted with ample cabinets and counter space. Coupled with the sensible placement of appliances, the adjacent family entry, powder room, and walk-in pantry, this area is an equal blend of beauty and efficiency. The den 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. The second level affords you the privacy you want for your bedrooms. The owner's bedroom is very generous in size, including a full bath—with dual vanities—and spacious walk-in closet complete your "suite" experience. Two more bedrooms share a second full bath upstairs. We also situated the laundry room on the second floor, where it just makes more sense. Forbes Capretto Homes has a wide variety of ways to personalize The Dorchester. When you start with a home as detailed and creative as The Dorchester, you discover that the perfect home is within reach.

**CONTACT US: (716) 202-0839**

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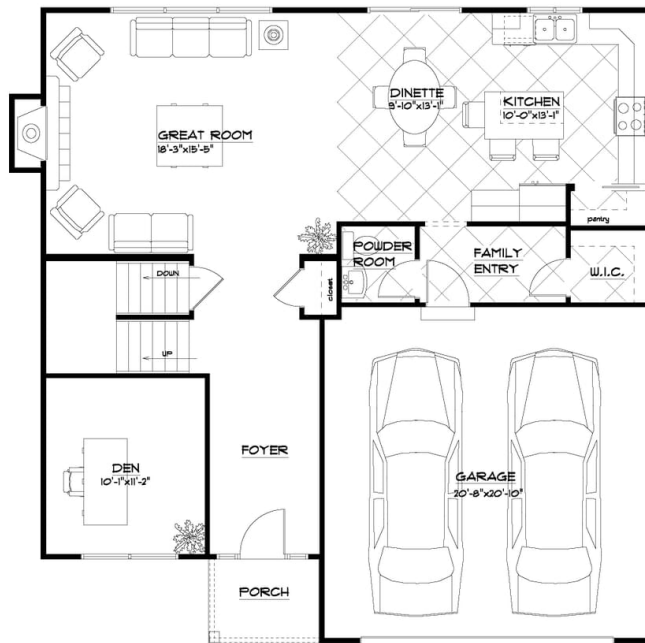


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- FIRST FLOOR -

# The Dorchester

at Pleasant Creek Community



## FIRST FLOOR PLAN

THE "DORCHESTER 18A"  
6/1/2020  
LIVING AREA: 1030 S.F.  
OVERALL DIMENSIONS:  
41'-0" x 41'-4"

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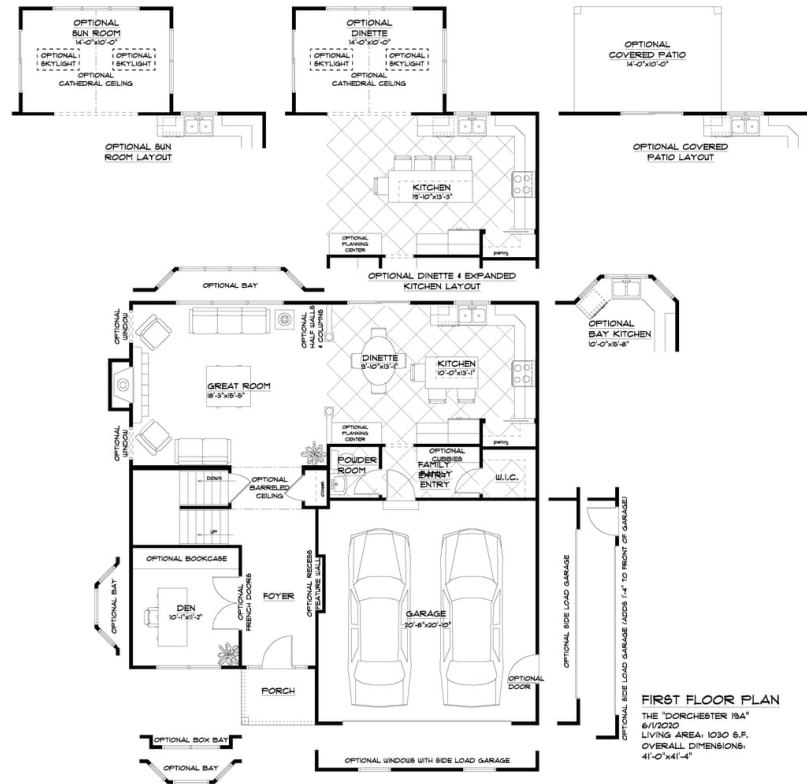


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- FIRST FLOOR OPTIONS -

# The Dorchester

at Pleasant Creek Community



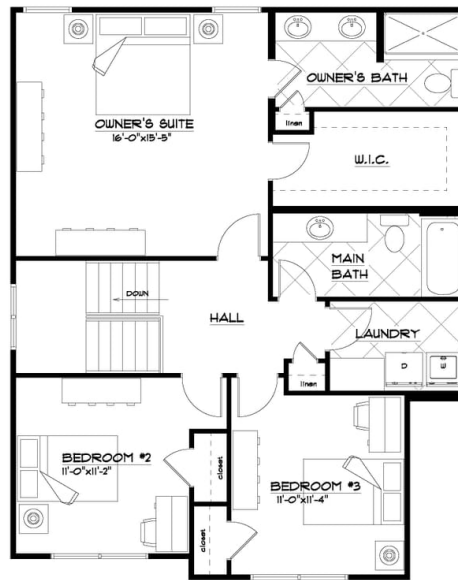
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- SECOND FLOOR -  
*The Dorchester*  
at Pleasant Creek Community



**SECOND FLOOR PLAN**

THE "DORCHESTER 19A"  
6/1/2020  
LIVING AREA: 991 S.F.

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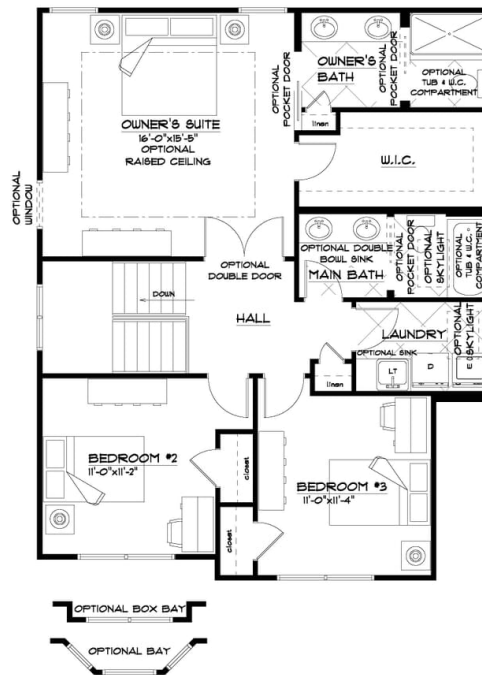


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- SECOND FLOOR OPTIONS -

# The Dorchester

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**SECOND FLOOR PLAN**  
 THE "DORCHESTER 19A"  
 6/1/2020  
 LIVING AREA: 991 S.F.

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