



- AVAILABLE -

## 45 Woodthrush

Orchard Park, NY 14127

4 BEDROOMS	2 BATHROOMS	1 HALF BATHS	2 CAR GARAGE	2,904 SQ.FT.
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4 beds • 2.5 baths • 2,982 Sq Ft

This new home is framed by a homesite of more than a half-acre in our popular Birdsong Estates community in Orchard Park. Live in a private enclave tucked away but still easily accessible to Orchard Park's tremendous array of amenities. You'll feel like you're out in the country, surrounded by rolling hills that separate Birdsong Estates from the nearby Orchard Park Country Club and 10 minutes from a major shopping area.

The Crestwood floor plan, this 4-bedroom home offers nearly 3,000 square feet in 2 levels. The open concept on the main level gives you space to cook, dine, relax, play, and entertain—all at the same time, if you like. Large windows stream natural light into your home, filling it with the “sunshine vitamin”. The great room reaches up to the second floor for a wide open space and a fireplace to add a cozy detail.

Explore The Crestwood's versatility to create your home spaces here. The first floor, for example, includes both a formal dining room and den. But you can transform these rooms to your liking.

The heartbeat of the home at 45 Woodthrush Trail is the kitchen, which is designed with purpose and style. The large kitchen includes a center island that comfortably seats 4. The walk-in pantry is a busy cook's dream, and the adjacent laundry room is located to allow for multi-tasking.

On the second level, the 4 bedrooms have been situated for privacy, with the entrances spread apart, an essential feature that can be overlooked in some floor plans. The Crestwood's primary suite includes a dressing area, expansive walk-In closet, and a private bath retreat with tub and separate shower. The 3 additional bedrooms share a full bath with dual sink vanity.

You'll love the thoughtfully chosen interior selections, all curated for you by our professional design team.