



- AVAILABLE -

6 Blue Heron

Orchard Park, NY 14127

\$829,900

4
BEDROOMS

2
BATHROOMS

1
HALF BATHS

2
CAR GARAGE

2,962
SQ.FT.

This new home is framed by a homesite with a wooded backyard and no rear neighbors 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 major shopping areas.

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 6 Blue Heron 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.

Deb would love to set up an appointment to meet with our Birdsong Estates consultant. Contact her at (716) 202-0839 to begin to see the next chapter in your life!

CONTACT US: 716-688-5597

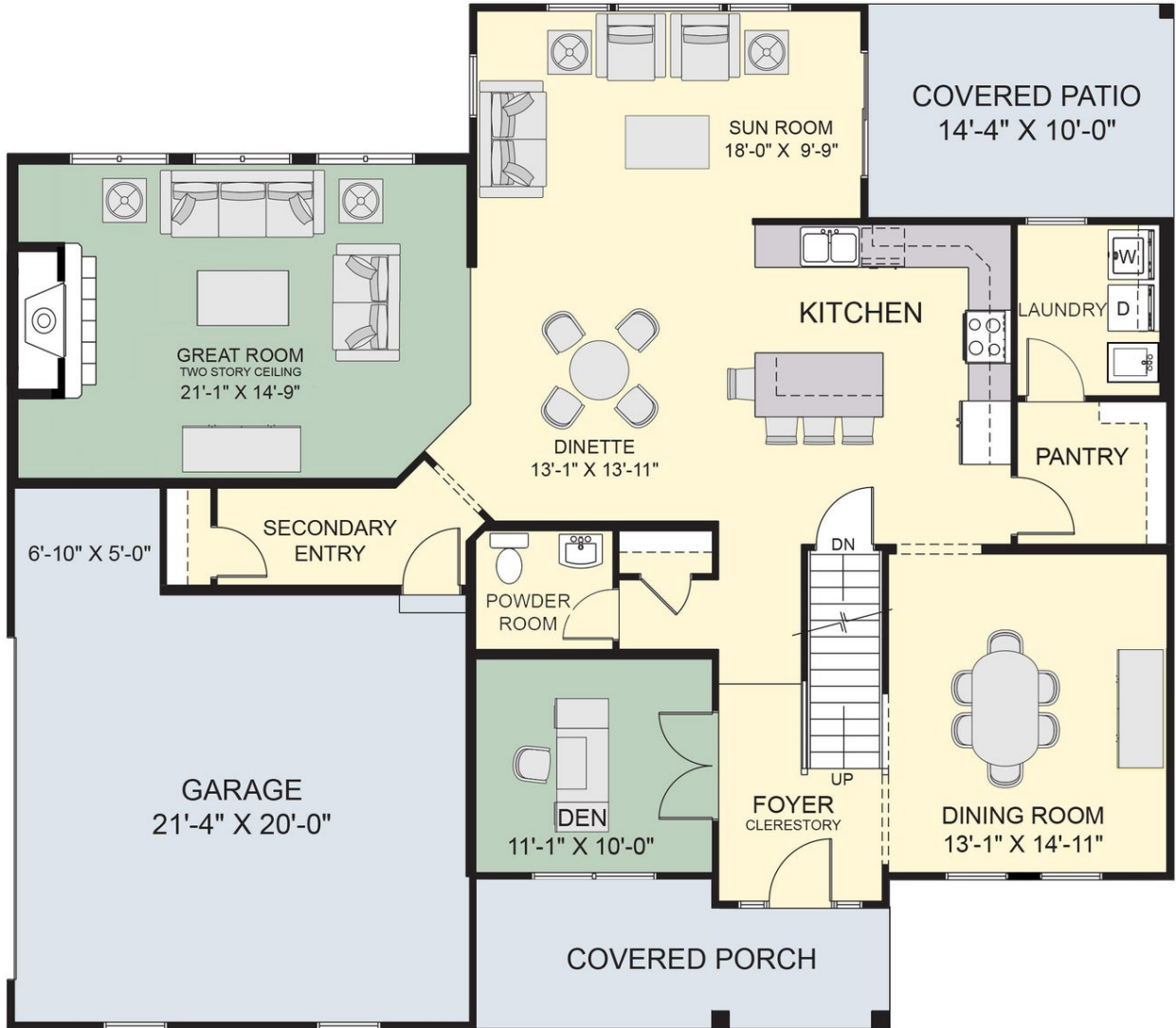
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- 6 BLUE HERON -

First Floor



MAIN FLOOR

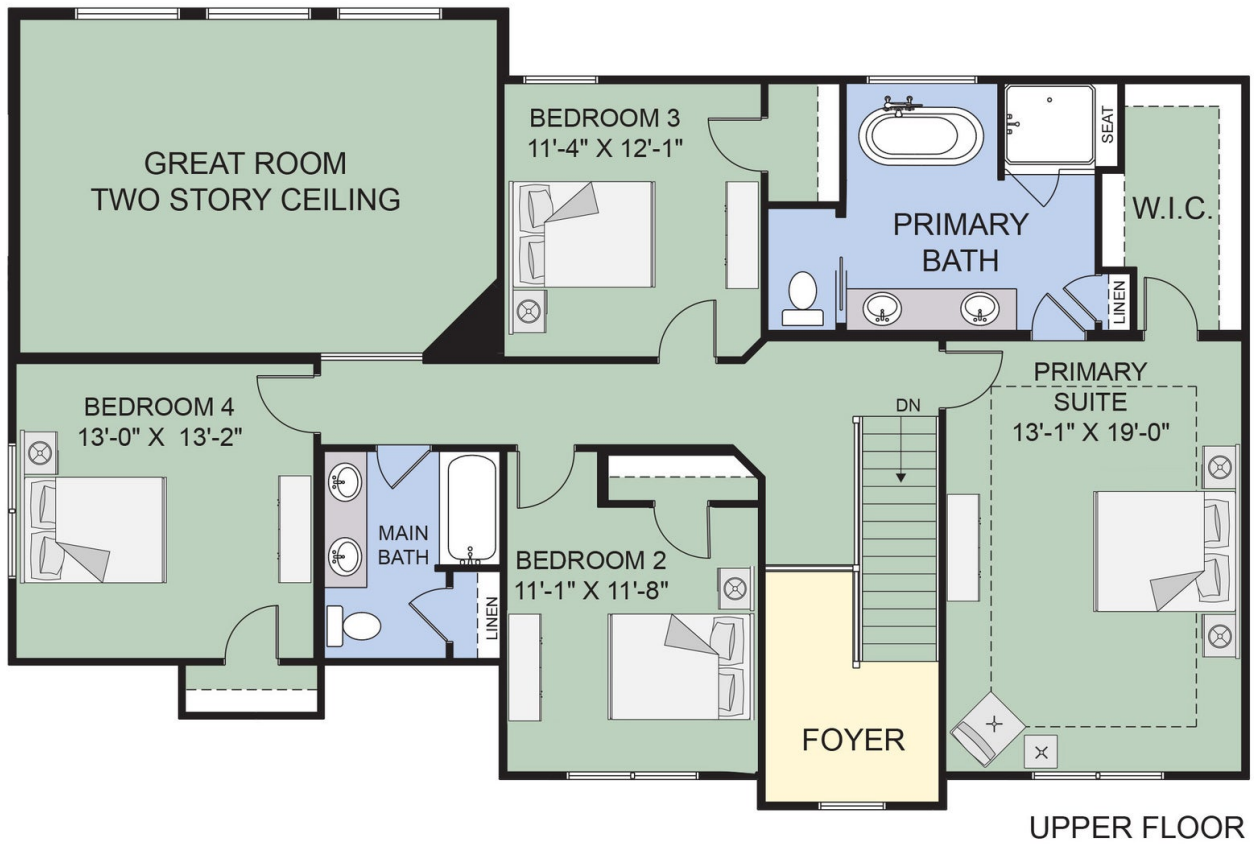
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Second Floor



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- 6 BLUE HERON -
Design Selections



The Crestwood
6 Blue Heron Dr, Orchard Park NY 14127
Homesite # 131

KITCHEN



COUNTERTOPS – QUARTZ



CABINETS



EXTERIOR




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.

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