



- AVAILABLE -

73 Birdsong Pkwy

Orchard Park, NY 14127

\$969,900

5

BEDROOMS

4

BATHROOMS

3

CAR GARAGE

3,509

SQ.FT.

5 beds • 4 baths • 3,509 Sq Ft

Orchard Park is one of the most exciting and enticing Buffalo suburbs. Top ranked schools, all the amenities that make life great—like recreation, shopping, dining, and entertainment—and so convenient to Downtown Buffalo. These are just a few reasons people choose to call Birdsong Estates in Orchard Park home.

The new construction home at 73 Birdsong in Birdsong Estates is situated on a large .6 acre home site . The south-facing backyard brings sunshine into your outdoor living space and beyond, into your home!

We're building our new floor plan, The Allen. This brand new home design uses strategy and creativity to bring together the elements in the right places, including 5 bedrooms, 4 baths, 3-car garage, and large covered patio.

The covered front porch, gables, and side-loaded garage enhance the curb appeal of The Allen.

On one side of the sunny clerestory foyer, the den could become an office, library, fitness room, or a 6th bedroom. Opposite the flex room, a formal dining room connects to the kitchen by a fully appointed butler's pantry.

Beyond the elegant staircase in the foyer is the main living area. The great room's 2-story ceiling expands the spaciousness of the large room. The dining area leads to the gourmet kitchen, designed for functionality and style. In addition to the oversized center island, ample cabinetry and workspaces, The Allen's kitchen includes an adjacent walk-in pantry with 3 walls of storage. The secondary entry is located off the garage and includes a walk-in closet and built-in bench seat with operable top.

What else do you need on the main level of your dream house? How about a guest suite? The vestibule entry off the great room adds to the privacy of the large suite. Ideal for guests or multigenerational living, this feature scores points with today's homeowners.

The remaining 4 bedrooms and laundry are located on the second floor. Retreat to the primary suite, which occupies the full depth of this large home. The bedroom's 9-foot raised ceiling broadens the openness of the room. The primary bath is outfitted like a personal spa, with a soaking tub, oversized, step-in shower with a bench, dual vanities, and private water closet.

Your family will appreciate the generous size of the remaining bedrooms, each with its own benefit, like a private full bath or a walk-in closet.

We invite you to tour The Allen at 73 Birdsong Parkway. [Contact Deb at \(716\) 902-0839](tel:716-902-0839) to see this new construction home while it's still

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- 73 BIRDSONG PKWY -

First Floor



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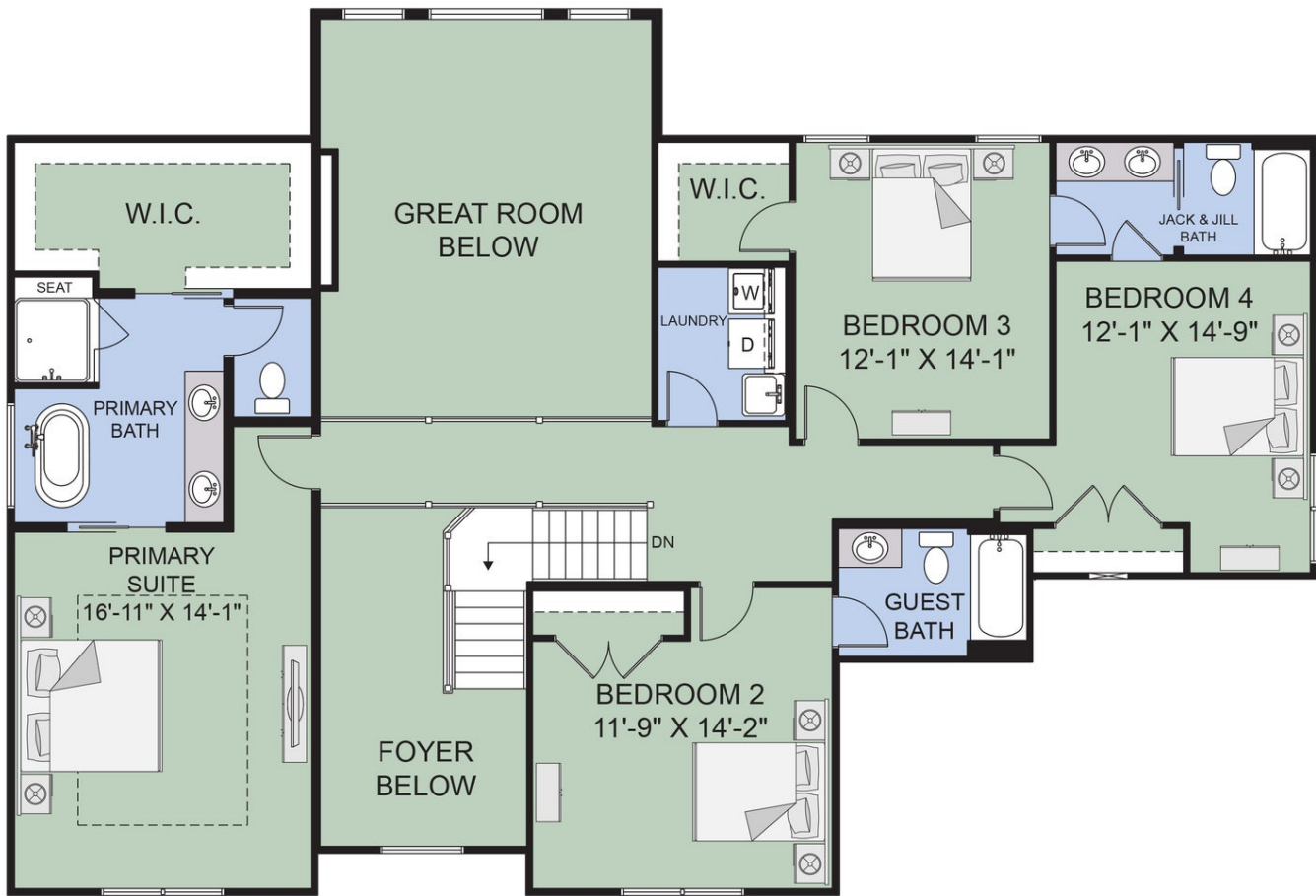
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Second Floor



UPPER FLOOR

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- 73 BIRDSONG PKWY -
Design Selections



The Allen
73 Birdsong Parkway, Orchard Park NY 14127
Homesite # 137

KITCHEN



COUNTERTOPS - QUARTZ



CABINETS



CABINETS



EXTERIOR



FLOORING

HARDWOOD



CARPET



BATHROOMS

PRIMARY BATH & 1ST FLOOR FULL BATH COUNTERTOP - QUARTZ



GUEST BATH, 1ST FLOOR FULL BATH & LAUNDRY CABINETS



PRIMARY BATH CABINETS



PRIMARY BATH FLOOR & SHOWER WALL



JACK & JILL & GUEST BATH COUNTERTOP - QUARTZ



JACK & JILL BATH CABINETS



LIGHTING



1ST FLOOR FULL BATH FAUCET



JACK & JILL BATH GUEST BATH FAUCET



PRIMARY BATH FAUCET



Disclaimer: Although every effort is made to show an accurate representation, actual products may have slight variation in color.

