

SALE PENDING**SALE PENDING****Plan: The Allen****3,529+ Sq. Ft.****5 Bedrooms****4.0 Bathrooms**

Photos are virtually staged representations of the home, not the actual property photos

Welcome to **13 Kestrel Court** – a beautifully finished **Allen Quick Delivery Home** in Orchard Park that's move-in ready and crafted for modern family living.

The **Allen floorplan** blends thoughtful design with everyday practicality. With 3,509 **sq ft** of living space, this home features **5 bedrooms and 4 bathrooms**, offering abundant room for family, guests, and lifestyle flexibility.

Step through the covered entry and into a welcoming clerestory foyer filled with natural light. The main level includes generous living spaces, including a **formal dining room**, a den that can serve as an office or flex space, and a stunning 2 story great room— perfect for gatherings and everyday moments. A fully appointed kitchen with a large center island, ample cabinetry, and a convenient walk-in pantry elevates every meal and entertaining experience.

You'll also find a **main-level guest suite**, ideal for overnight visitors or multigenerational living. Upstairs, the luxurious primary suite is your private retreat, complete with an elegant spa-style bathroom featuring a soaking tub, oversized shower, dual vanities, and a private water closet.

With premium finishes throughout and thoughtful design at every turn, **13 Kestrel Court** is much more than a beautiful home – it's a space where lasting memories begin.

Your new chapter starts here – and it's ready for you now.

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.

The Allen

13 Kestrel Ct, Orchard Park NY 14127
Homesite # 101

FLOORING & PAINT

HARDWOOD

SW 9166
Drift of Mist

CARPET

Designer
Color
Collection

EXTERIOR



KITCHEN / DINETTE

COUNTERTOPS –
QUARTZ

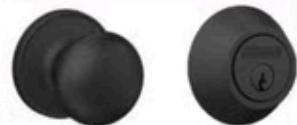
CABINETS

BACKSPLASH



ROOF: WILLIAMSBURG GRAY
SIDING: AGELESS SLATE 5" & BOARD AND BATTEN & SHAKE
TRIM: WHITE
GARAGE DOOR: WHITE SHORT PANEL
FRONT DOOR STYLE : 8' ¼ GLASS 4 LITE DOUBLE DOOR
FRONT DOOR COLOR: IRON ORE 7069
WINDOW GRILLES FRONT ELEVATION ONLY 3 X 1 TOP SASH
ONLY

DOOR HARDWARE



LIGHTING



FOYER

GREAT ROOM

DEN

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

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First Floor



Second Floor



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