




## SALE PENDING

**Plan:** The Newport

**Elevation:** 69 Birdsong Pkwy -  
Newport

 **3,372+ Sq. Ft.**

 **4 Bedrooms**

 **3.5 Bathrooms**

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 69 Birdsong Pkwy in Birdsong Estates is situated on an extra spacious home site . The south-facing backyard fills your main living space and backyard with sunshine!

Coming home to The Newport is a steady reminder of the good things in your life. The classic lines have timeless beauty while architectural details give the home's exterior a fresh perspective. Whether coming in through the spacious foyer or the convenient entry from the garage, you feel the difference in this home. With over 3,300 square feet spread over two levels, there's an openness that says "grandeur", blended with your chosen finishes—colors, fixtures, flooring and countertops —that make it uniquely yours. The kitchen serves up plenty of workspace, including a center island. When you're ready to serve the meal in your formal dining room, it's a few steps away, next to your walk-in pantry. On those days when you prefer more casual dining, your kitchen is part of a large open floor plan, with sight lines that span the full width of your home.

The second floor's 4 bedrooms—including the primary suite—are designed with enough space in between the rooms to maximize your privacy. The en suite primary bath has all the spa-like comforts you deserve: soaking tub, separate step-in shower, and dual vanities. The Newport is your reward for making the right

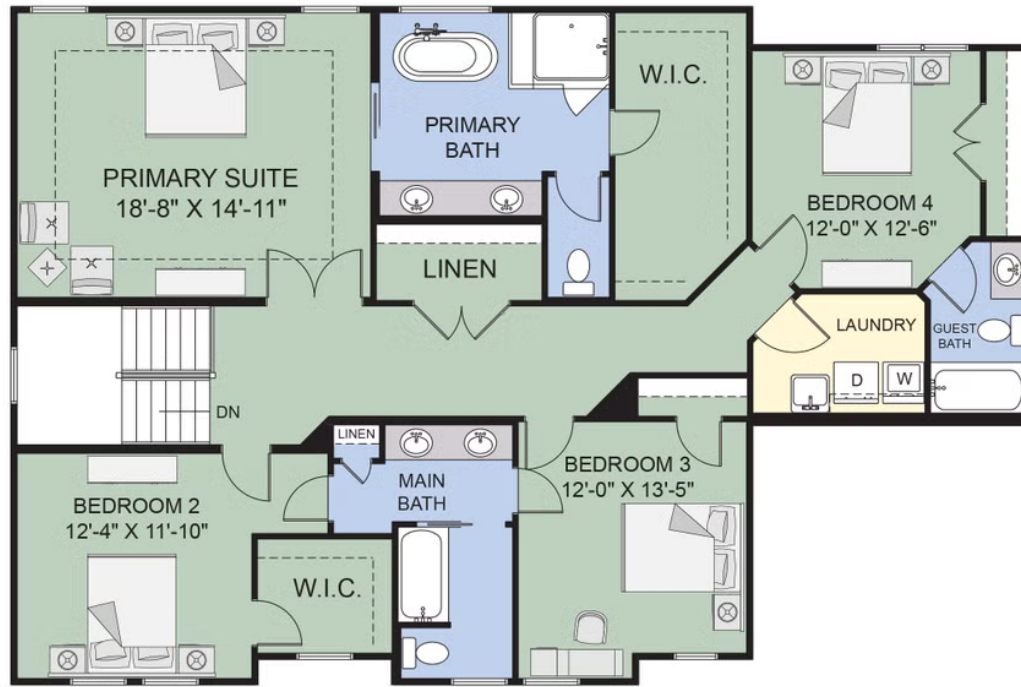
All square footage is approximate. Renderings are artist's conceptions and may vary slightly from the actual home. Homes may be built in reverse of plans shown, depending on site conditions. Minor architectural changes may be made occasionally at the option of the builder. Please contact your Sales Consultant for details.

## First Floor



MAIN FLOOR

## Second Floor

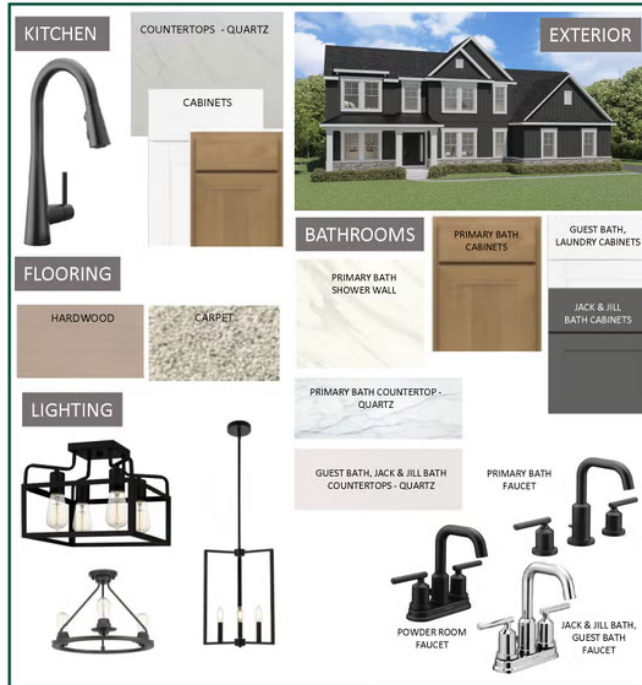


UPPER FLOOR

## Design Selections



**The Newport**  
69 Birdsong Parkway, Orchard Park, NY 14127  
Homesite # 139



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