

SALE PENDING**SALE PENDING****Plan: The Newport****3,372+ Sq. Ft.****4 Bedrooms****3.5 Bathrooms**

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

Welcome to **69 Woodthrush Trail**, a beautifully completed **Newport Quick Delivery Home** in the heart of Orchard Park. Every detail has been thoughtfully finished, making this home move-in ready from the moment you step inside.

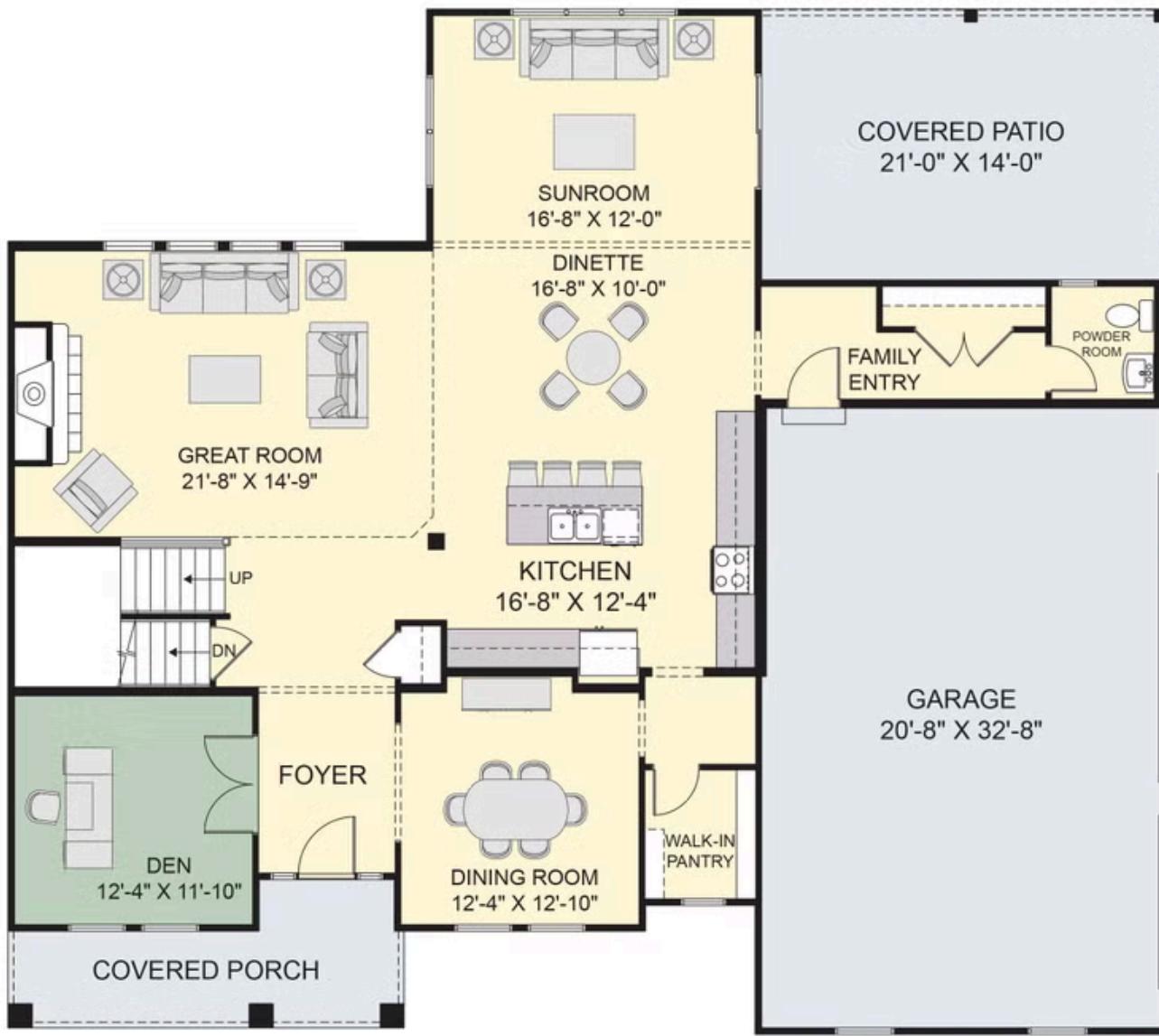
The Newport floorplan features an open, airy layout perfect for modern living. The great room flows seamlessly into the kitchen, complete with designer-selected finishes. Bedrooms and bathrooms are polished with quality flooring, trim, and lighting throughout, creating a home that feels fresh, bright, and inviting.

This isn't just a house—it's a home ready for its first memories. Whether you're looking to move quickly, enjoy a modern design without the wait of a full build, or simply want a home that's turnkey, **69 Woodthrush Trail** delivers on all fronts.

Your next chapter can begin today. This home is ready when you are.

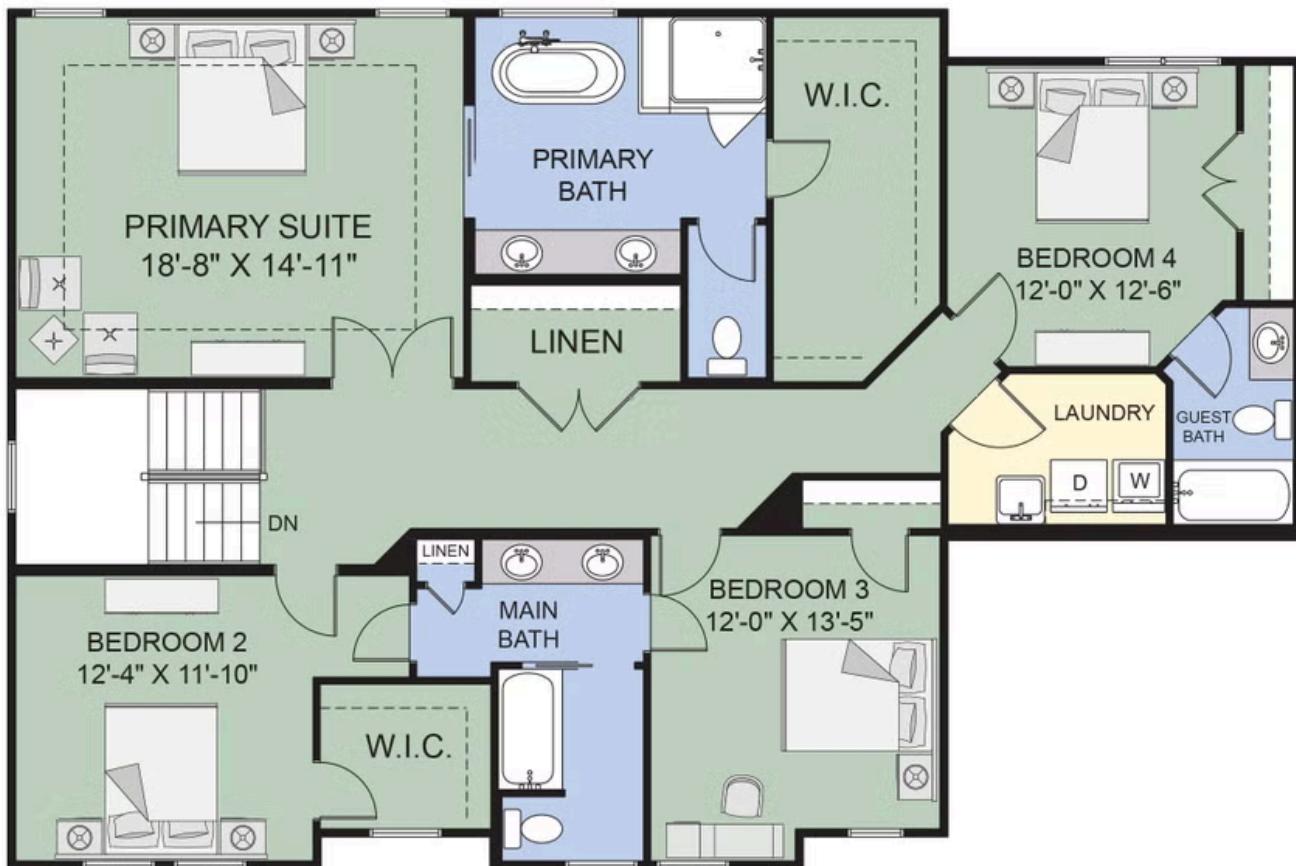
All square footage is approximate. Renderings are artist's conceptions and may vary slightly from the actual home. Homes may be built in reverse of plans shown, depending on site conditions. Minor architectural changes may be made occasionally at the option of the builder. Please contact your Sales Consultant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

First Floor



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Second Floor



UPPER FLOOR

The Allen

69 Woodthrush Trail, Orchard Park NY 14127
Homesite # 115

FLOORING & PAINT

HARDWOOD

SW 7042
Shoji White

Designer
Color
Collection

CARPET



EXTERIOR

KITCHEN / DINETTE

COUNTERTOPS –
QUARTZ

CABINETS



BACKSPLASH



ROOF: WILLIAMSBURG GRAY
SIDING: CAST IRON 4.5" CHARTER OAK & BOARD AND
BATTEN
GARAGE DOOR: WHITE SHORT PANEL
FRONT DOOR STYLE : 6'-8" ¾ GLASS 4 LITE DOUBLE DOOR
FRONT DOOR COLOR: TRICORN BLACK SW 6258
WINDOW GRILLES FRONT ELEVATION ONLY 2 X 2 TOP SASH
ONLY

DOOR HARDWARE



LIGHTING



FOYER



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

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Homesite # 115

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