


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.

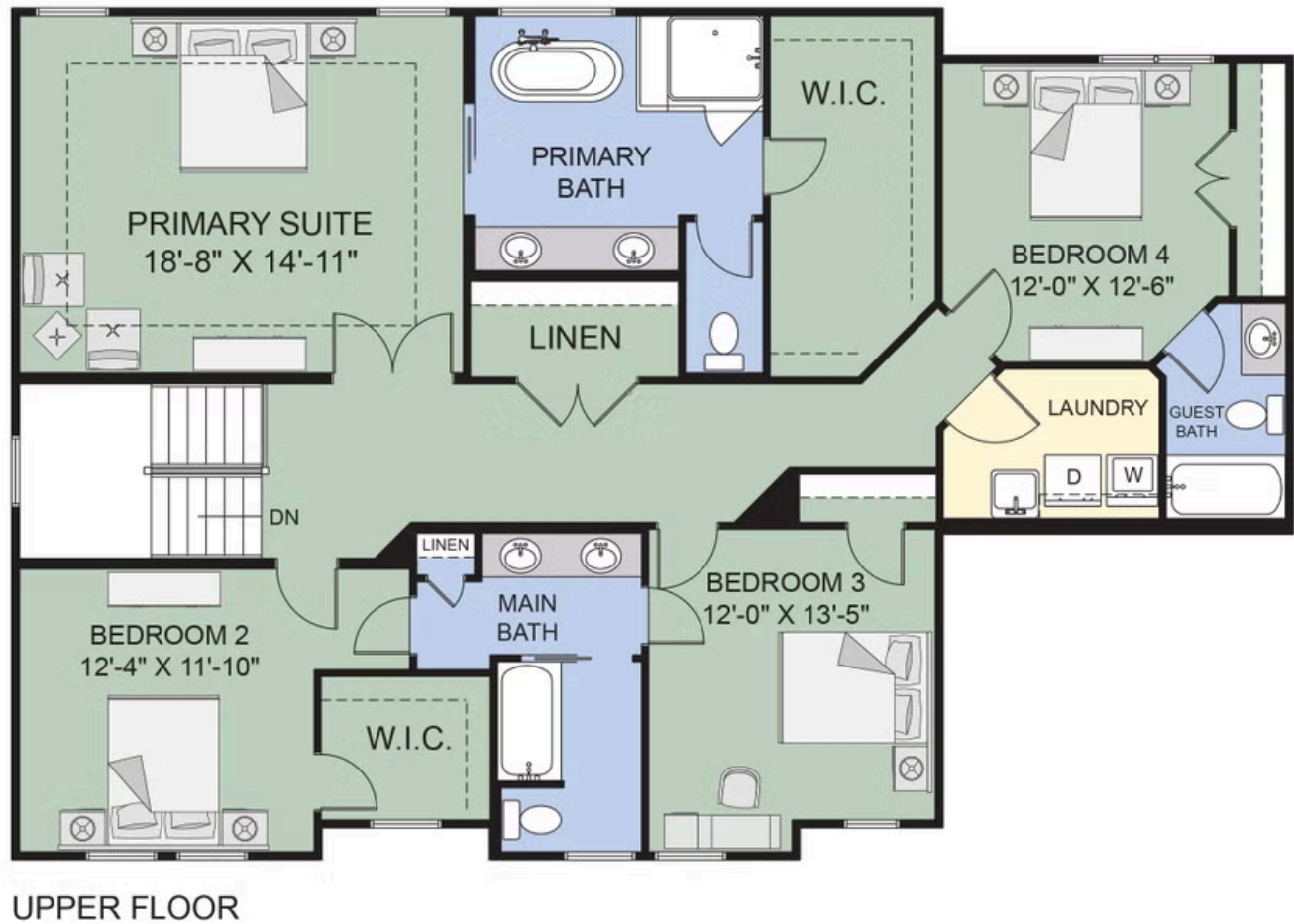
Your next chapter can begin today. This home is ready when you are.

## First Floor



MAIN FLOOR

## Second Floor



## The Allen

69 Woodthrush Trail, Orchard Park NY 14127  
Homesite # 115

**FLOORING & PAINT**

HARDWOOD

CARPET

SW 7042  
Shoji White

Designer  
Color  
Collection

**KITCHEN / DINETTE**

COUNTERTOPS –  
QUARTZ

CABINETS

BACKSPLASH

**EXTERIOR**



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

DEN

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

## The Allen

69 Woodthrush Trail, Orchard Park NY 14127  
Homesite # 115



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