

UNDER CONSTRUCTION



Home Priced At  
**\$1,029,900**

Plan: The 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 Woodthrush Trail in Birdsong Estates is situated on a spacious home site. The south-facing backyard fills your main living space and backyard with sunshine!

Coming home to The Newport Floorplan 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 choices in your life!

\* Digital Content such as photos and renderings may not depict the actual home. Our team will be happy to discuss everything in more detail with you.

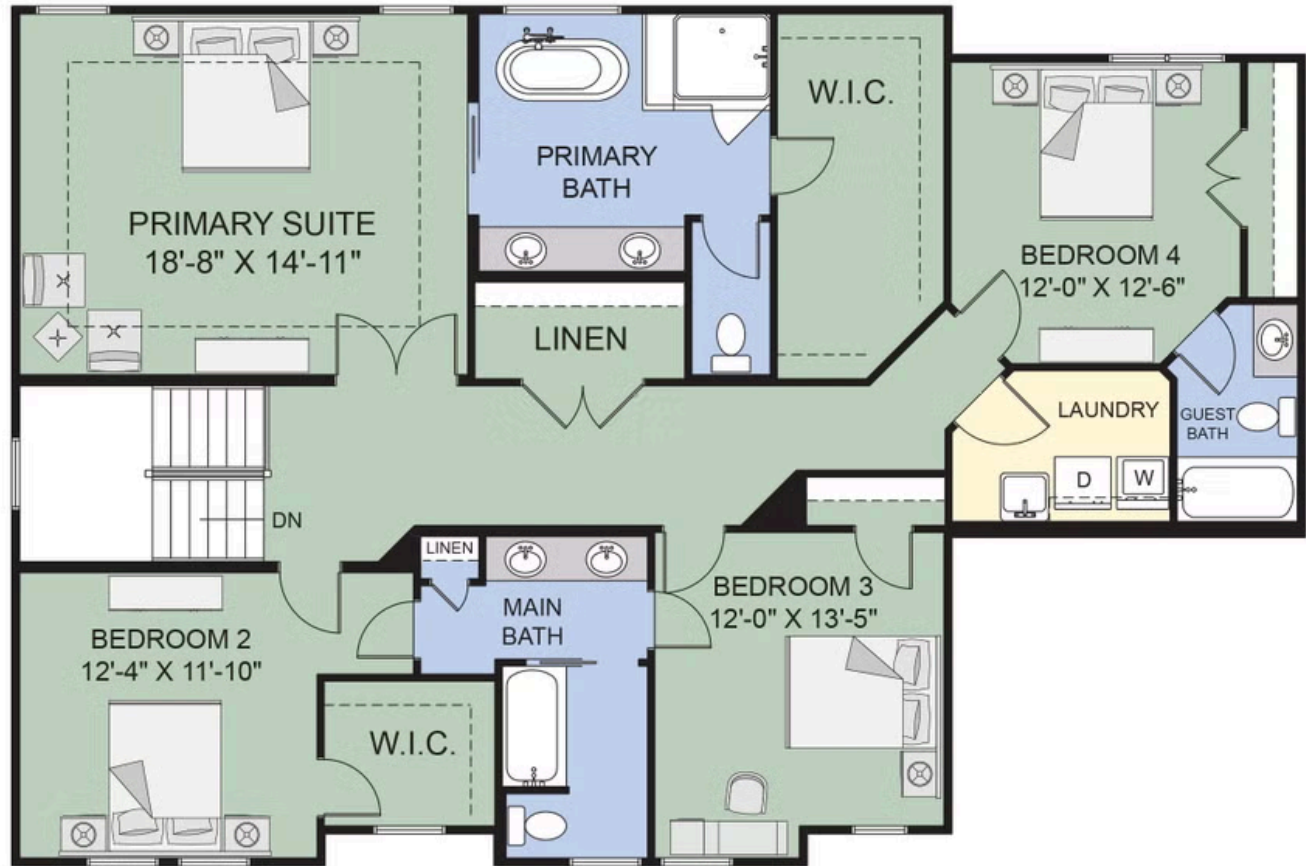
All square footage is approximate. Renderings are artist's conceptions and may vary slightly from the actual home. Homes may be built in reverse of plans shown, depending on site conditions. Minor architectural changes may be made occasionally at the option of the builder. Please contact your Sales Consultant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

## First Floor



MAIN FLOOR

## Second Floor



UPPER FLOOR

## 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





BACKSPASH



**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



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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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