



- FLOORPLAN -

The Allen

at Birdsong Estates Community

\$866,900

BASE PRICE

5

BEDROOMS

4

BATHROOMS

3

CAR GARAGE

3,509

SQ.FT.

Forbes Capretto Homes' new floor plan, The Allen, is a tribute to the qualities that create successful home design. The Allen uses strategy and creativity to bring together the elements in the right places, including 5 bedrooms, 4 baths, 3-car garage, and outstanding storage.

The covered front porch, gables, and side-loaded garage enhance the curb appeal of The Allen. Then, depending on your selections, you can transform this versatile home to Craftsman, Modern Farmhouse, or Traditional architecture. You make the calls with every detail, creating a home that's uniquely your own.

The Allen's 3,509 square feet of living space blends grandeur with convenience. Step into the clerestory foyer, filled with natural light and open spaces for a warm welcome. On each side of the foyer, The Allen presents a den that could become an office, library, fitness room, or a 6th bedroom. Opposite the den, a formal dining room connects to the kitchen by a fully appointed butler's pantry.

Beyond the elegant staircase, step into the main living area. The great room's vaulted ceiling expands the spaciousness beyond the large room. The dining area leads to the gourmet kitchen—designed for functionality and style. In addition to the oversized center island, ample cabinetry and workspaces, The Allen's kitchen includes an adjacent walk-in pantry that's located next to a massive walk-in closet—large enough to become a pocket office.

What else do you need on the main level of your dream house? How about a guest suite? The vestibule entry off the great room adds to the privacy of the large suite. Ideal for guests or multigenerational living, this feature scores points with today's homeowners.

The remaining 4 bedrooms and laundry are located on the second floor. Retreat to the primary suite, which occupies the full depth of this large home. The bedroom's 9-foot raised ceiling broadens the open feeling in the room. The primary bath is outfitted like a personal spa, with a soaking tub, oversized, step-in shower with a bench, dual vanities, and private water closet.

Your family will appreciate the generous size of the remaining bedrooms, each with its own benefit, like a private full bath or a walk-in closet.

Contact Forbes Capretto Homes to explore the many possibilities in living in The Allen, in one of our many communities in Western New York or built on your land.

Forbes Capretto Homes is a leading homebuilder in Western New York. If you're thinking about buying or building a new home in the

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- FIRST FLOOR -

The Allen

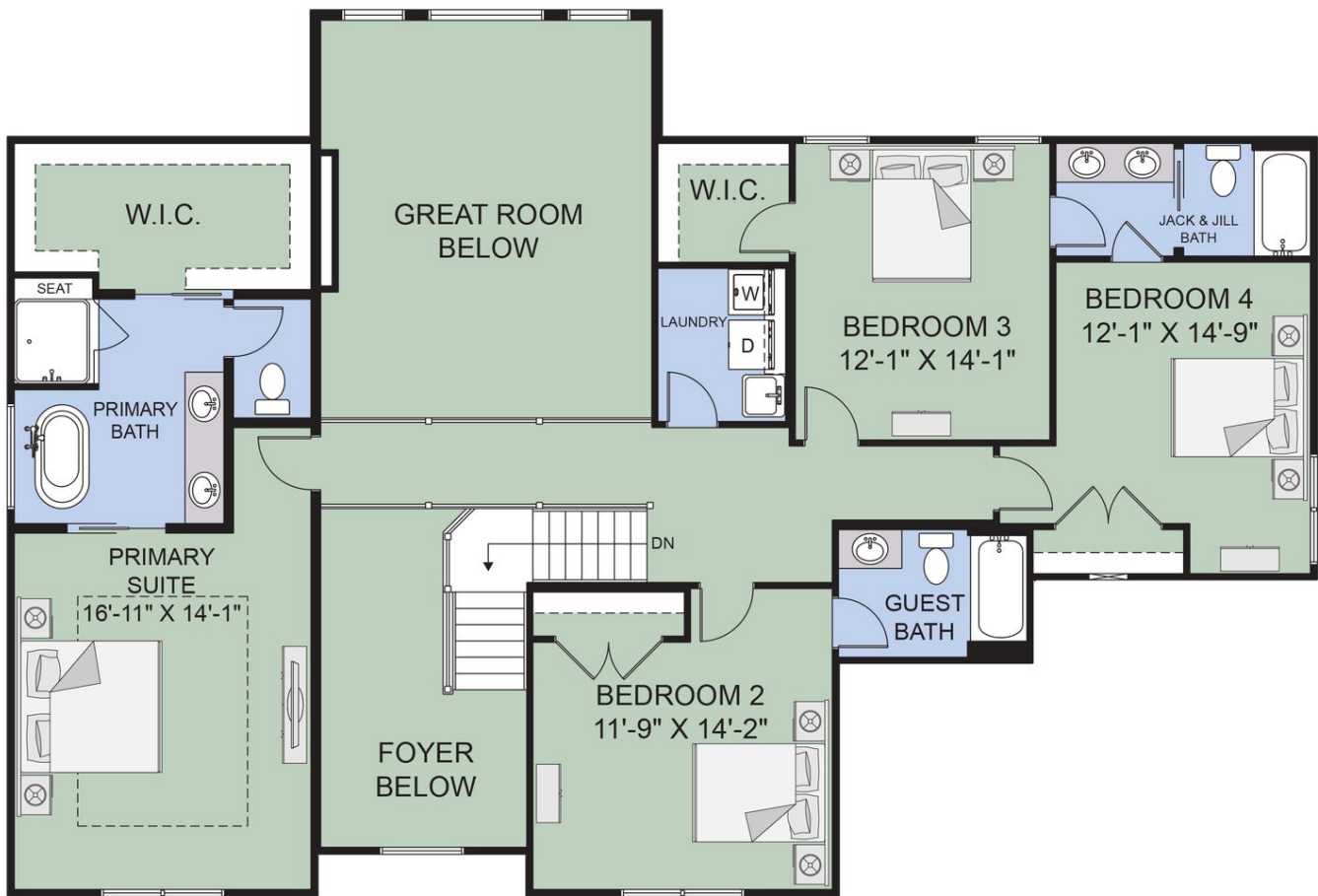
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- SECOND FLOOR -

The Allen

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UPPER FLOOR

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