



- FLOORPLAN -

## The Berkley

at Birdsong Estates Community

\$793,900 BASE PRICE	3 BEDROOMS	2 BATHROOMS	2 CAR GARAGE	2,473 SQ.FT.
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The ranch style home offers the convenience of elegant single-level living. The Berkley presents a convenient flow throughout the 2,473-square-foot plan. Designed with 3 bedrooms and 2 baths, this home offers versatility so you can shape it to your needs.

Step inside the foyer from your covered front porch and you're greeted by natural light that fills the open living area. The great room includes a fireplace with a full surround. Whether you want to get cozy or entertain a group, this open area gives you the relaxing atmosphere you want.

The Berkley's kitchen supports the joy of cooking! An oversized center island includes the sink and dishwasher, plus plenty of workspace and a breakfast bar that comfortably seats 4 people. The large pantry and custom cabinets add to the storage space.

The Berkley floor plan includes a formal dining room, adjacent to the kitchen. If formal dining isn't part of your lifestyle, think about the many other uses for this space—home office, library, exercise room, hobby studio, or media room, to name a few.

The placement of the 3 bedrooms has been carefully planned in The Berkley. The primary suite occupies the back corner of the home, with the entry from the far side of the great room. From the large bedroom, step into the ensuite bath where you can enjoy both a soaking tub and separate shower. Customize the private spaces by adding a pocket door from the bedroom and another to enclose the toilet. The walk-in closet, accessed from the bathroom, is spacious enough to easily accommodate 4 seasons of your wardrobe.

The 2 secondary bedrooms are also placed to enhance privacy. A hall from the foyer leads to the bedrooms'

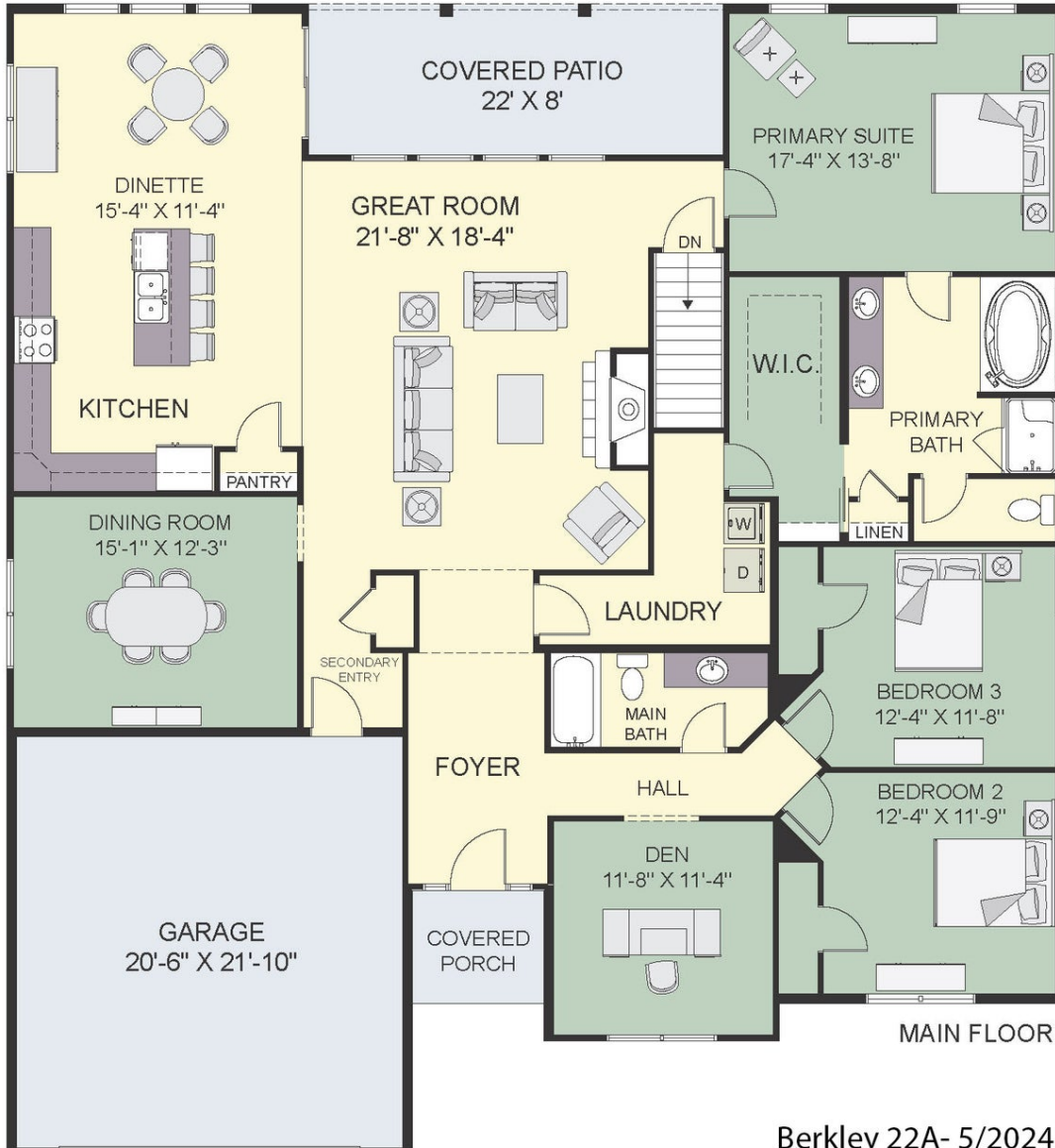
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Berkley 22A- 5/2024

