



- FLOORPLAN -

## *The Brady*

*at Birdsong Estates Community*

**\$796,900**

BASE PRICE

**4 - 5**

BEDROOMS

**2.5 - 4.5**

BATHROOMS

**2**

CAR GARAGE

**3,267 - 4,000**

SQ.FT.

Timeless and classic accurately describes the charm that this home exudes. A sense of warmth and elegance is provided as you enter this home. Your attention is grabbed by the beautiful L-shaped staircase in the two story foyer. Formal Living and Dining rooms at the front of the house provide for easy entertaining while the rear is filled with everyday living space. Your gourmet kitchen is spacious enough for two chefs and features a generous amount of quartz counter space. Owner's suite provides ample space and access to adjoining bath. Completing the Owner's suite is a large walk-in closet. Three additional bedrooms, two full bathrooms and a huge laundry room complete the second level. Total sq ft includes clerestory.

\* Photos may depict some features no longer available.

**CONTACT US: CALL/TEXT (716) 202-0839**

**FORBESCAPRETTO.COM**

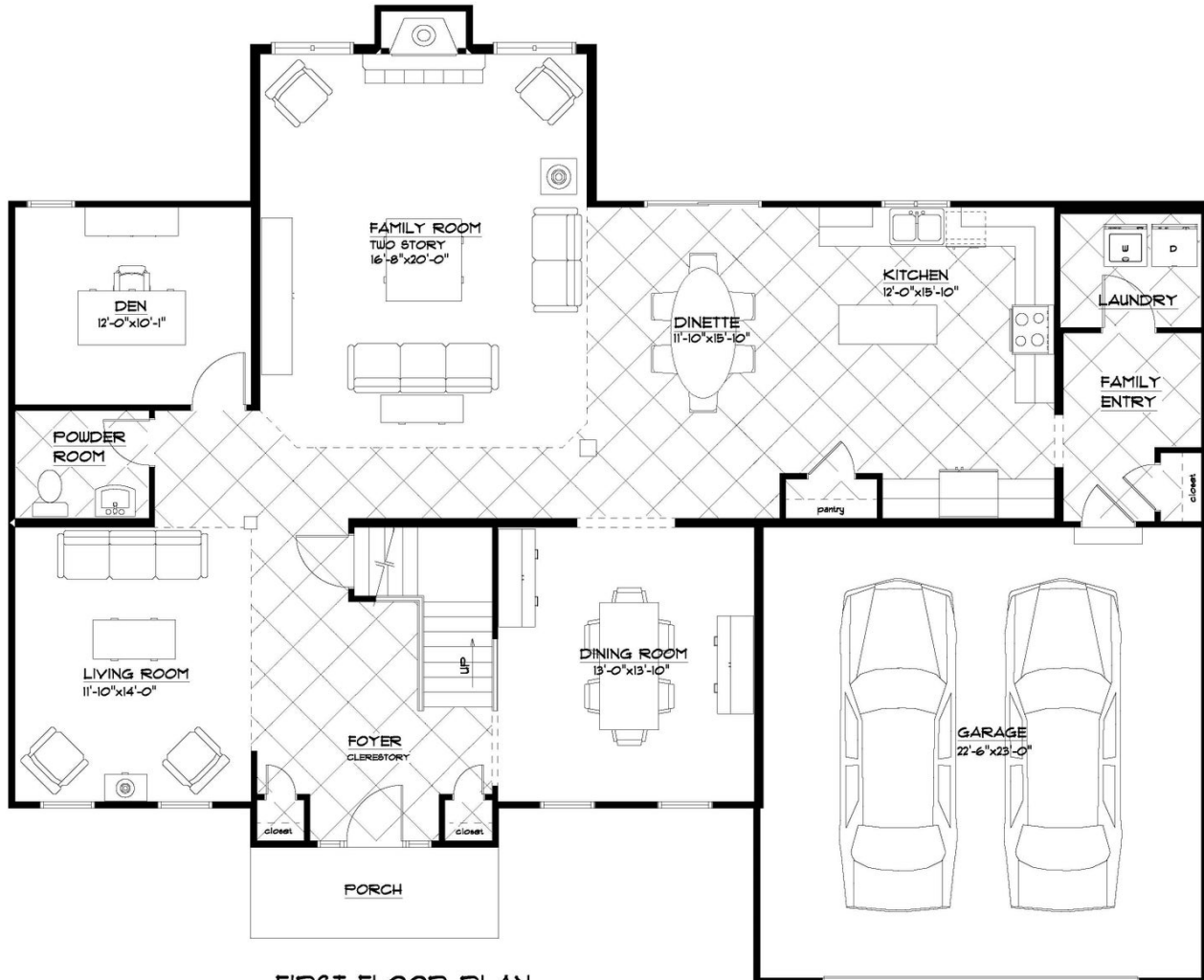


ForbesCapretto Homes continuously improves home designs and reserves the right to modify home features and specifications without notice or obligation. Square footage and measurements are approximate. Renderings of elevations are artist's concepts. Floor plans vary per elevation. ForbesCapretto Homes standard features vary by home design and location, please refer to the included features sheet for the community to define specifications. This brochure is for illustrative purposes and not part of the legal contract. Please ask Sales Associate for complete details. © 2024 ForbesCapretto Homes.

- FIRST FLOOR -

## The Brady

at Birdsong Estates Community



### FIRST FLOOR PLAN

THE "BRADY 22A"  
5/23/2022  
LIVING AREA: 1738 S.F.  
OVERALL DIMENSIONS:  
61'-2" x 50'-0"

CONTACT US: CALL/TEXT (716) 202-0839

FORBESCAPRETTO.COM

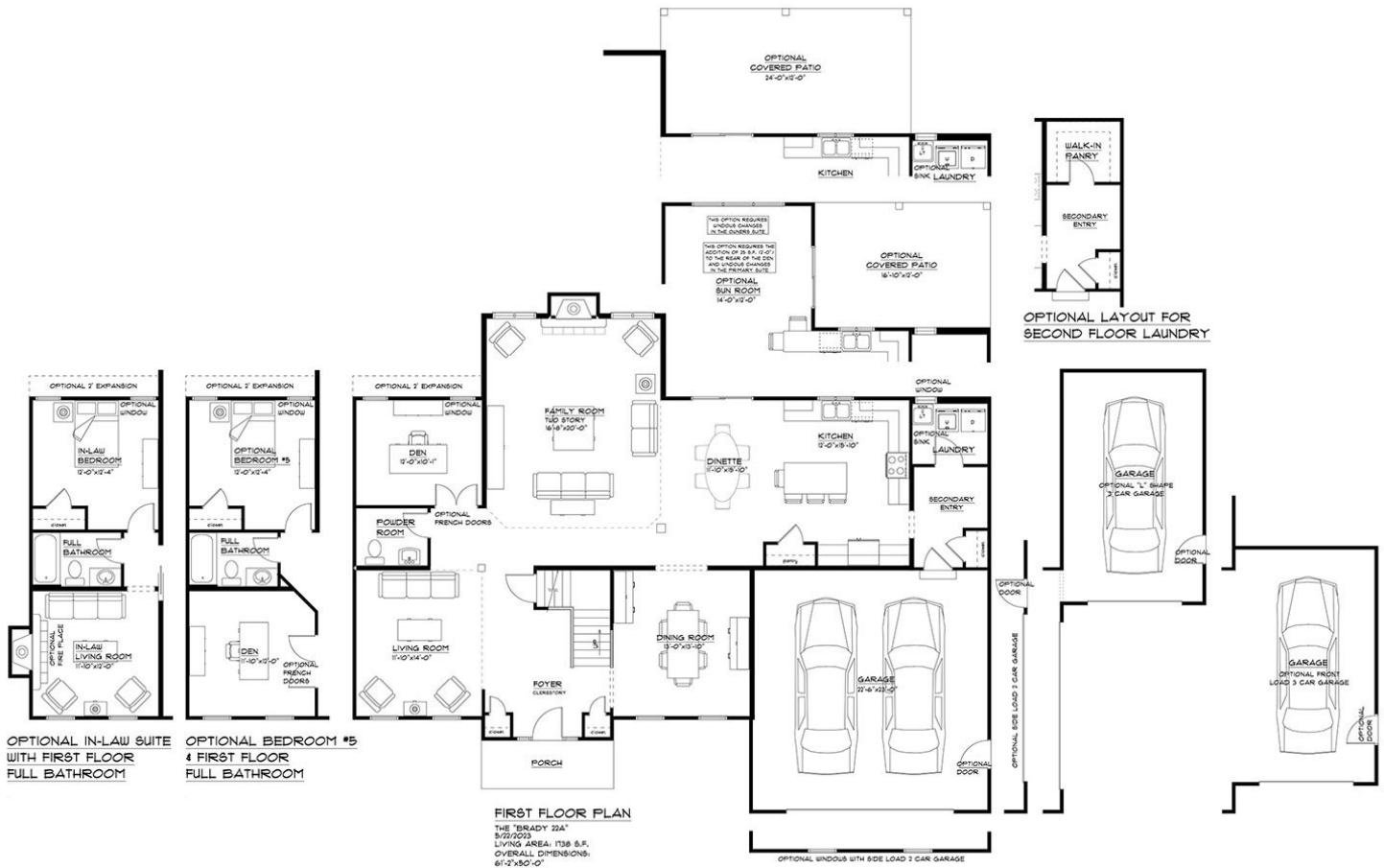


ForbesCapretto Homes continuously improves home designs and reserves the right to modify home features and specifications without notice or obligation. Square footage and measurements are approximate. Renderings of elevations are artist's concepts. Floor plans vary per elevation. ForbesCapretto Homes standard features vary by home design and location, please refer to the included features sheet for the community to define specifications. This brochure is for illustrative purposes and not part of the legal contract. Please ask Sales Associate for complete details. © 2024 ForbesCapretto Homes.

- FIRST FLOOR OPTIONS -

# The Brady

at Birdsong Estates Community



- SECOND FLOOR -

## The Brady

at Birdsong Estates Community



### SECOND FLOOR PLAN

THE "BRADY 22A"

5/22/2023

LIVING AREA: 1529 S.F.

CLERESTORY 453 S.F.

TOTAL AREA 1982 S.F.

CONTACT US: CALL/TEXT (716) 202-0839

FORBESCAPRETTO.COM

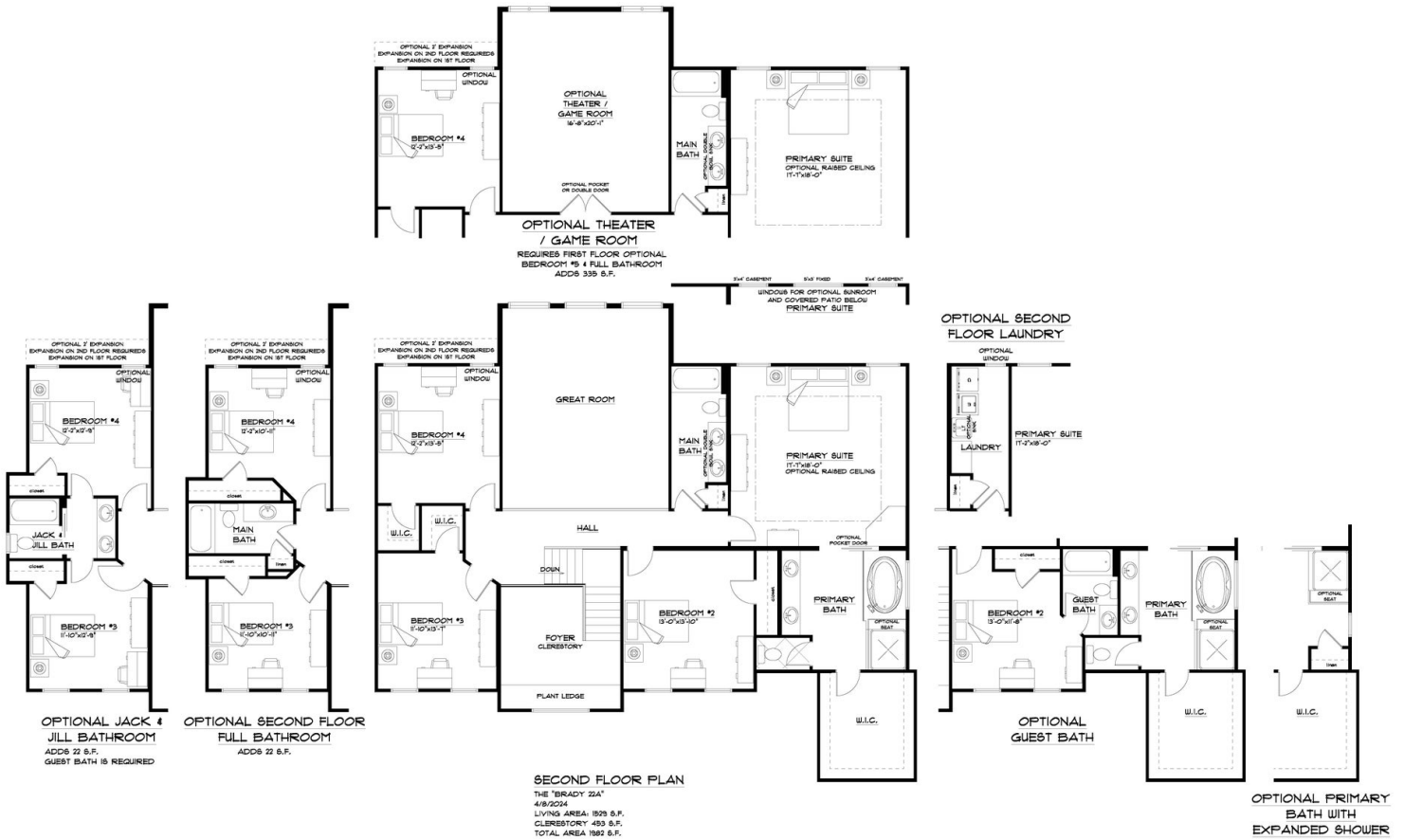


ForbesCapretto Homes continuously improves home designs and reserves the right to modify home features and specifications without notice or obligation. Square footage and measurements are approximate. Renderings of elevations are artist's concepts. Floor plans vary per elevation. ForbesCapretto Homes standard features vary by home design and location, please refer to the included features sheet for the community to define specifications. This brochure is for illustrative purposes and not part of the legal contract. Please ask Sales Associate for complete details. © 2024 ForbesCapretto Homes.

- SECOND FLOOR OPTIONS -

# The Brady

at Birdsong Estates Community



CONTACT US: CALL/TEXT (716) 202-0839

FORBESCAPRETTO.COM



ForbesCapretto Homes continuously improves home designs and reserves the right to modify home features and specifications without notice or obligation. Square footage and measurements are approximate. Renderings of elevations are artist's concepts. Floor plans vary per elevation. ForbesCapretto Homes standard features vary by home design and location, please refer to the included features sheet for the community to define specifications. This brochure is for illustrative purposes and not part of the legal contract. Please ask Sales Associate for complete details. © 2024 ForbesCapretto Homes.