



- FLOORPLAN -

## The Newport

at Birdsong Estates Community

**\$811,900**

BASE PRICE

**4**

BEDROOMS

**2.5 - 3.5**

BATHROOMS

**2**

CAR GARAGE

**3,164 - 3,409**

SQ.FT.

Coming home to The Newport 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 family entry from the garage, you feel the difference in this home. With roughly 3,200 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!

\* Photos may depict some features no longer available.

CONTACT US: 716-688-5597

FORBESCAPRETTO.COM

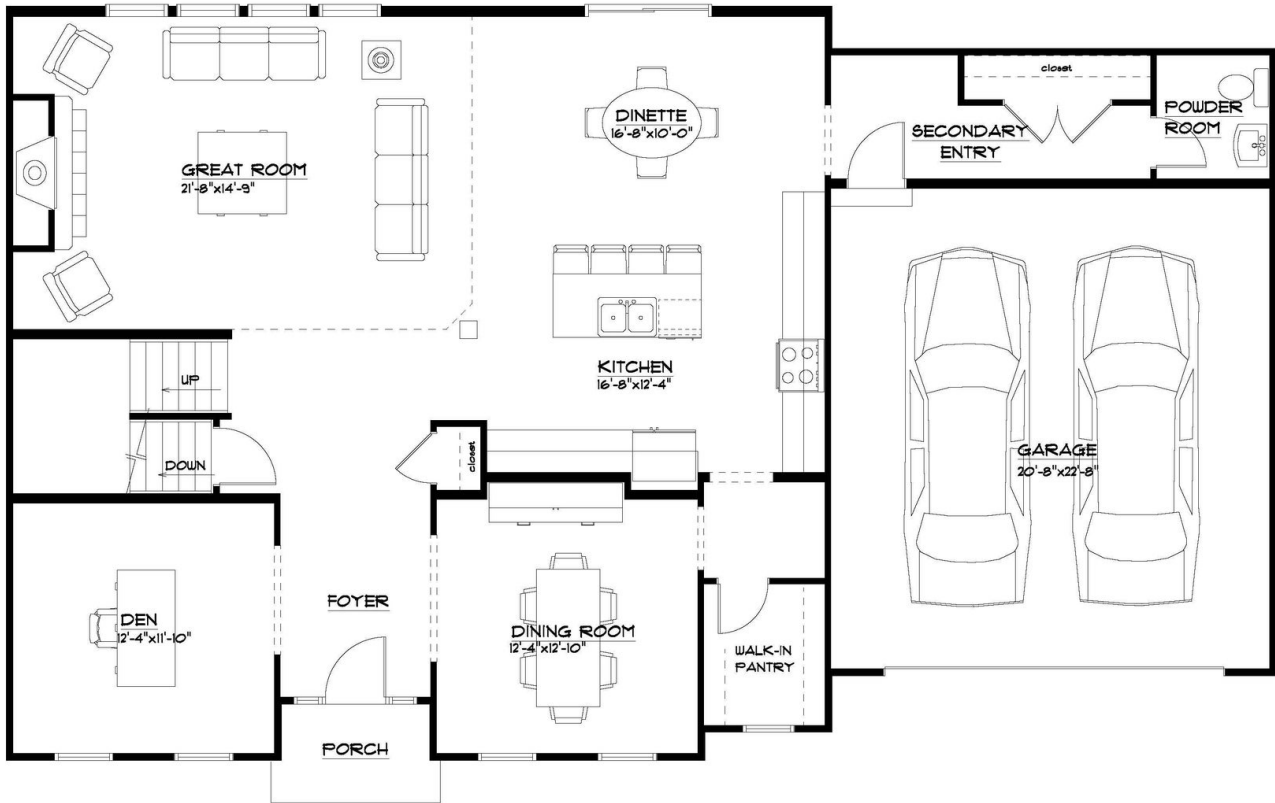


ForbesCapretto Homes continuously improves home designs and reserves the right to modify home features and specifications without notice or obligation. Square footage and measurements are approximate. Renderings of elevations are artist's concepts. Floor plans vary per elevation. ForbesCapretto Homes 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 Newport

at Birdsong Estates Community



## FIRST FLOOR PLAN

THE "NEWPORT 24A"

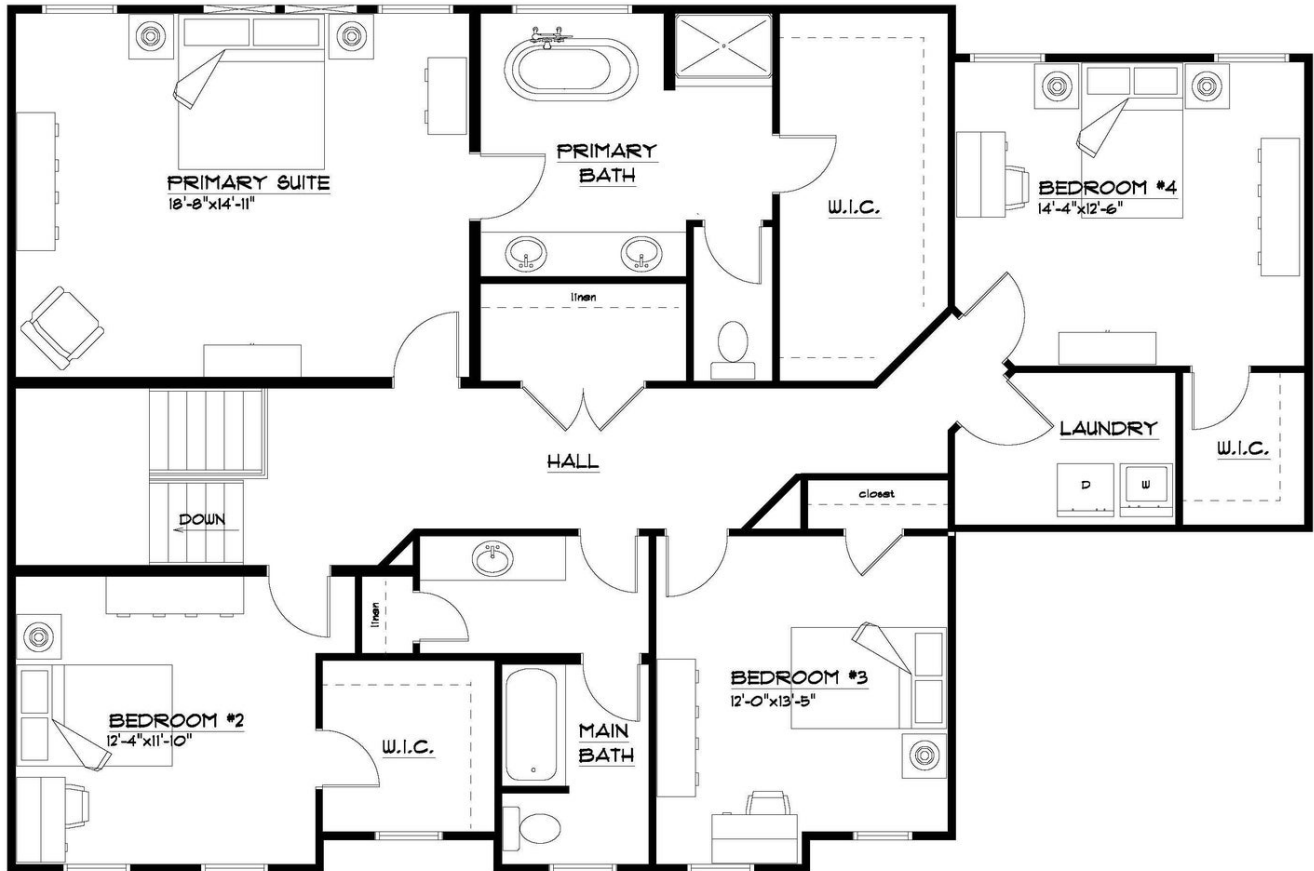
4/5/2024

LIVING AREA: 1502 S.F.

- SECOND FLOOR -

*The Newport*

at Birdsong Estates Community



**SECOND FLOOR PLAN**

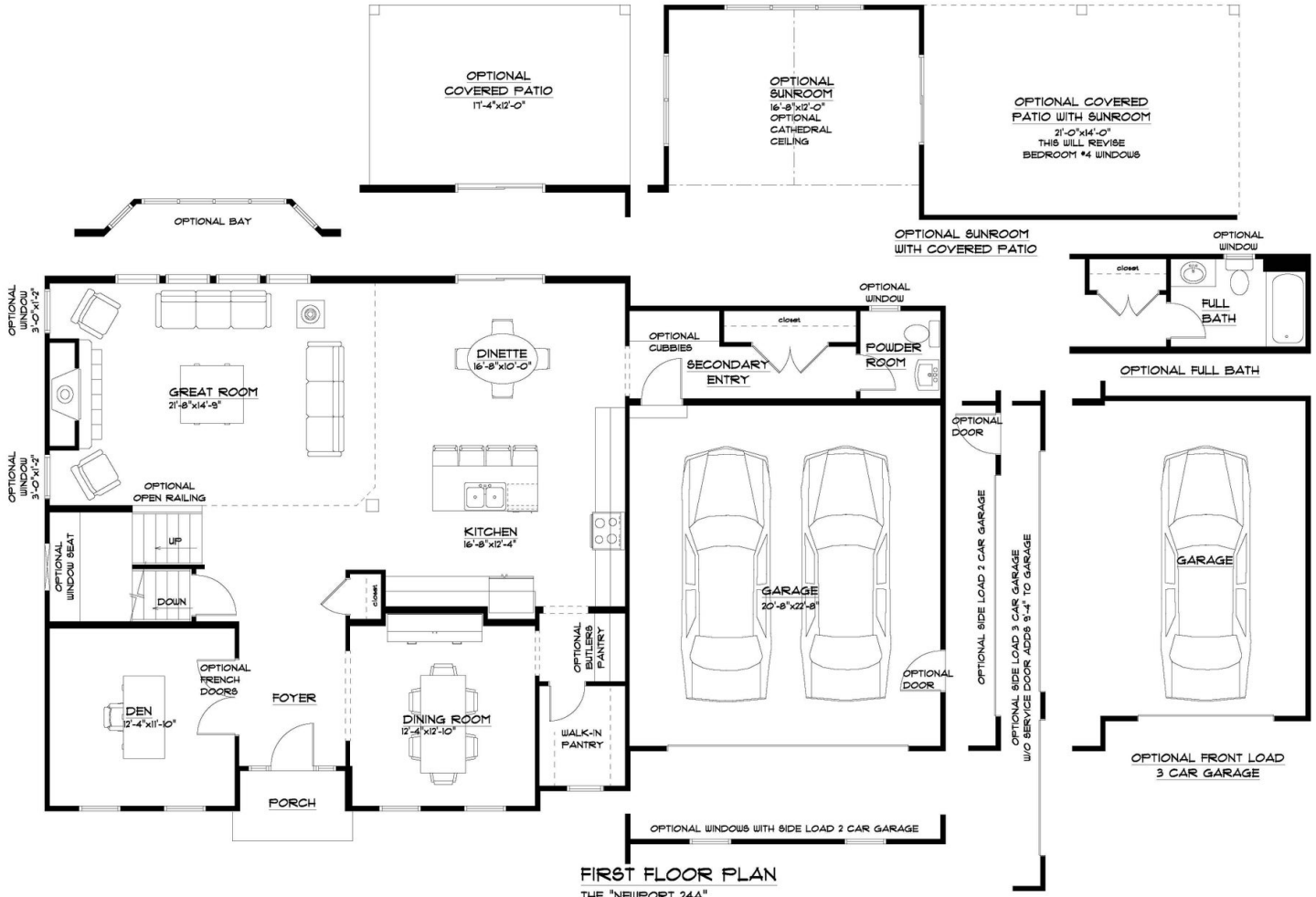
THE "NEWPORT 24A"  
4/5/2024  
LIVING AREA: 1662 S.F.



- FIRST FLOOR OPTIONS -

# The Newport

at Birdsong Estates Community



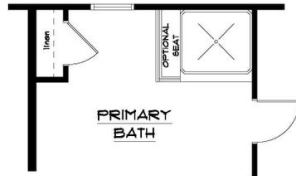
**FIRST FLOOR PLAN**  
THE "NEUPORT 24A"  
4/10/2024  
LIVING AREA: 1502 S.F.



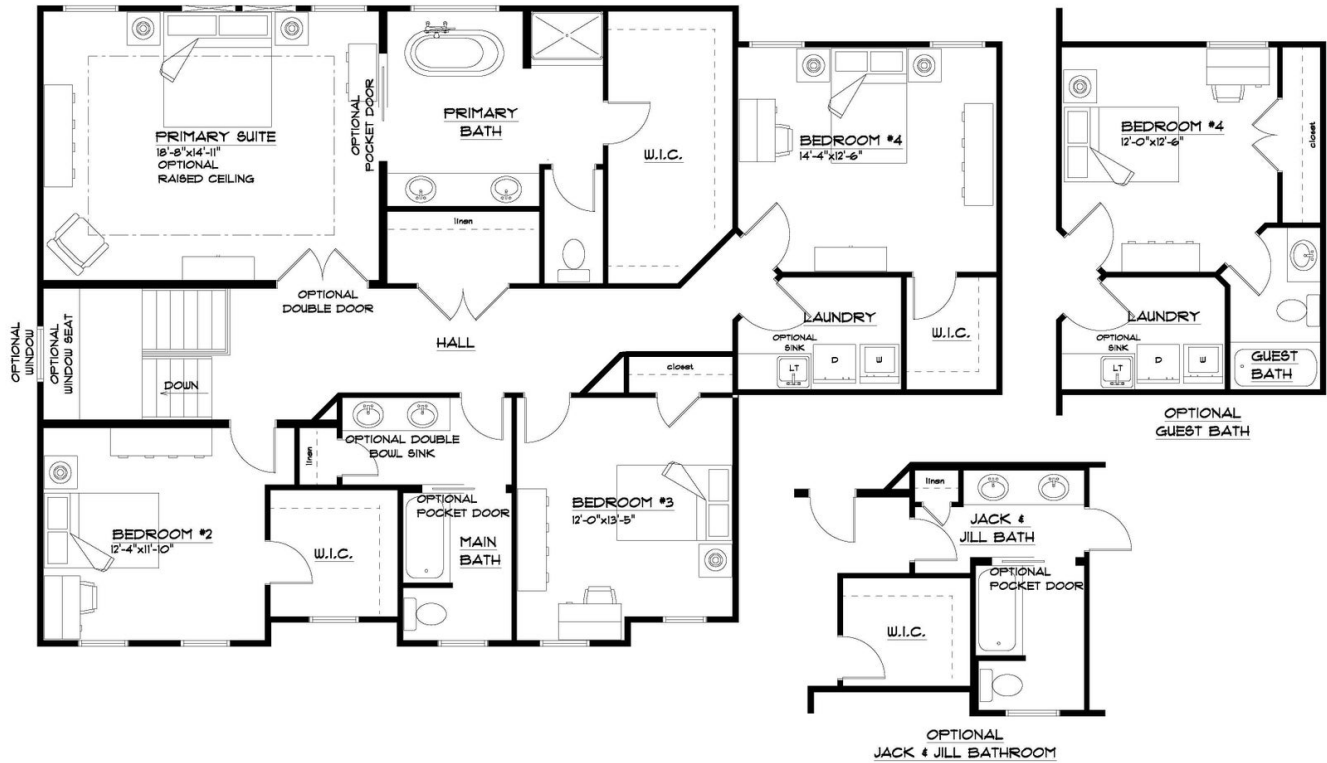
- SECOND FLOOR OPTIONS -

# The Newport

at Birdsong Estates Community



OPTIONAL PRIMARY BATH WITH EXPANDED SHOWER



**SECOND FLOOR PLAN**

THE "NEWPORT 24A"  
4/5/2024  
LIVING AREA: 1662 S.F.

