



- FLOORPLAN -

## *The Fairway*

*at Eagle Heights Community*

**\$525,000**

BASE PRICE

**4**

BEDROOMS

**2.5**

BATHROOMS

**2**

CAR GARAGE

**2,592 - 3,343**

SQ.FT.

The Fairway is sizable and designed perfect for a new or growing family. Enter through the family entry in the garage with easy access to the powder room and the kitchen. The Great Room, Dinette, and kitchen are all combined in a way that flows seamlessly. Entertain guests in the dinette and easily talk with family and guests while cooking dinner. The side stairs to the second floor are the new trend that leads nicely into the owner's suite and three easily accessible bedrooms.

**CONTACT US: 716-688-5597**

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- FIRST FLOOR -

# The Fairway

at Eagle Heights Community



## FIRST FLOOR PLAN

THE "FAIRWAY 20A"

6/3/2020

LIVING AREA: 1310 S.F.

OVERALL DIMENSIONS:

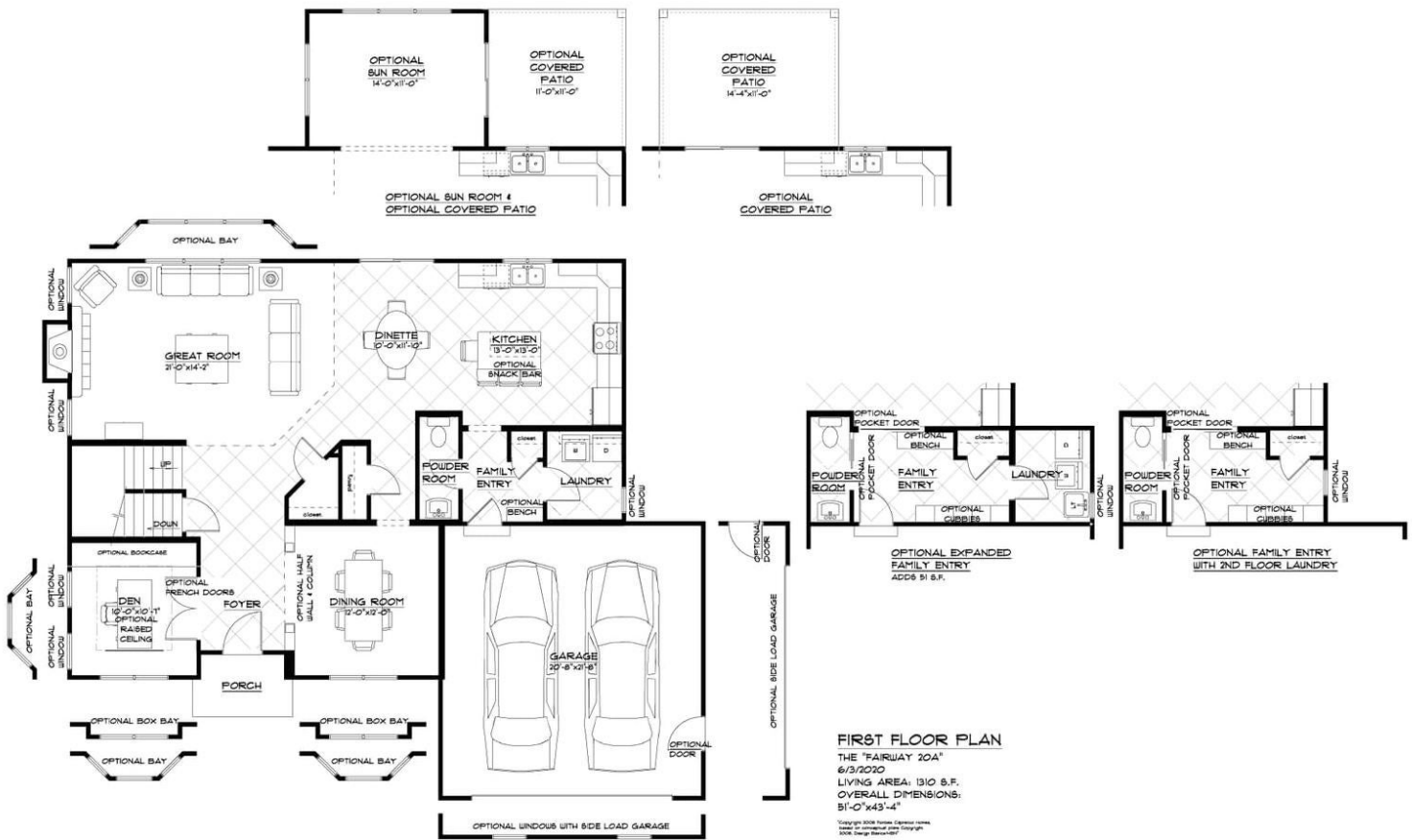
51'-0" x 43'-4"

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- FIRST FLOOR OPTIONS -

# The Fairway

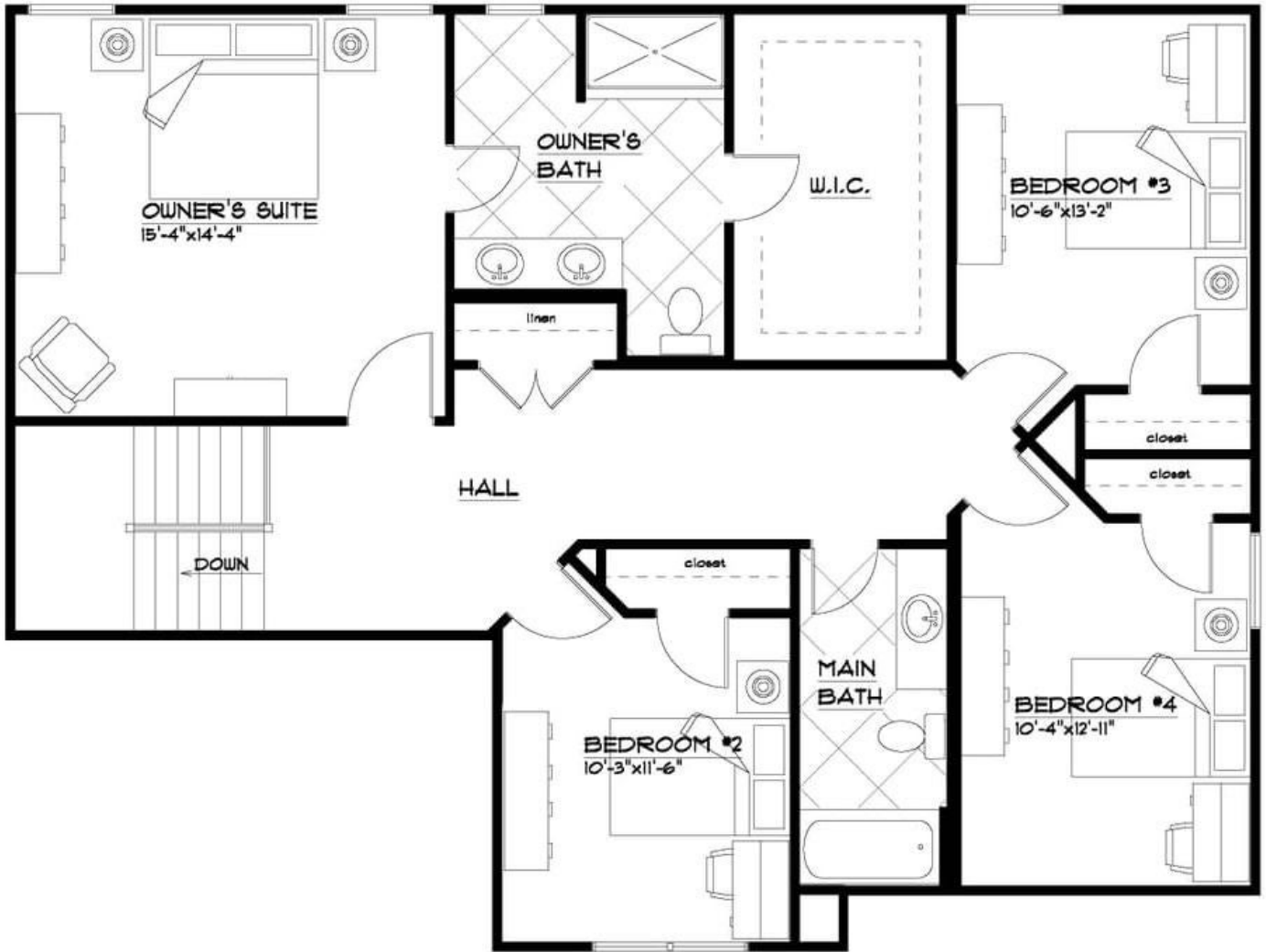
at Eagle Heights Community



- SECOND FLOOR -

*The Fairway*

at Eagle Heights Community



**SECOND FLOOR PLAN**

THE "FAIRWAY 20A"

6/3/2020

LIVING AREA: 1282 S.F.

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- SECOND FLOOR OPTIONS -

# The Fairway

at Eagle Heights Community

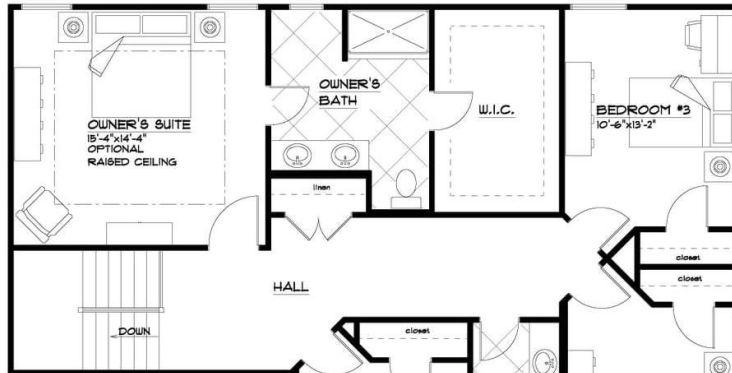


OPTIONAL OWNERS BATH WITH CUSTOM SHOWER

OPTIONAL OWNERS BATH WITH SHOWER SEAT



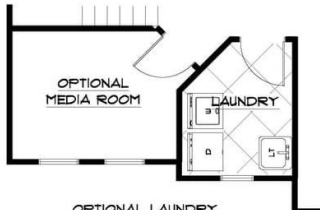
OPTIONAL OWNERS SPA BATH



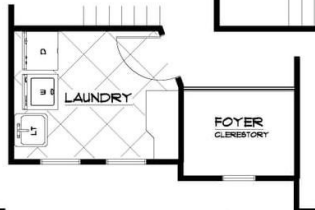
**SECOND FLOOR PLAN**

THE "FAIRWAY 20A"  
1/14/2021  
LIVING AREA: 1282 S.F.

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OPTIONAL LAUNDRY & MEDIA ROOM  
ADD8: 149 S.F.



OPTIONAL LAUNDRY ROOM ABOVE DEN  
ADD6: 149 S.F.



OPTIONAL LAUNDRY ROOM ABOVE FOYER  
ADD6: 65 S.F.

