



- AVAILABLE -

3429 Cedar Valley

Hamburg, NY 14075

\$649,900

4

BEDROOMS

2

BATHROOMS

1

HALF BATHS

2

CAR GARAGE

2,690

SQ.FT.

4 beds • 2.5 baths • 2,690 Sq Ft

With Hamburg Beach down the road from Pleasant Creek, we knew this neighborhood would be appealing to people who wanted privacy with access to Hamburg's great schools, charming village, and friendly atmosphere. Now that we're in the final phase of building here, only a few opportunities remain to become part of Pleasant Creek. The new construction home at 3429 Cedar Valley Way is one of them.

We're building The Cambridge floor plan on a deep wooded homesite. Design selections have all been made for you! With no neighbors behind you, turn your backyard into a private retreat!

Step into the foyer's sun-drenched spaces, courtesy of the abundance of large windows. On one side, the plan has a flex room with an angled entry, with a formal dining room on the other. The formal dining room connects with the kitchen through a butler's pantry.

In the openness of the main living area, the 2-story great room is welcoming, particularly with a crackling fire in the fireplace and your personal decor on the custom mantel. On the opposite end of the main living area, which stretches the width of the home, the kitchen is a tempting combination of appetizing eye appeal and plentiful work and storage space, including a large, double-door pantry. The breakfast bar at the oversized center island comfortably seats 4 people when casual dining is more to your taste.

The Cambridge's 4 bedrooms are located on the second level. Each one is wrapped with solitude that comes from smartly designing the entries as far apart as possible from the neighboring bedroom—with the exception of the fourth bedroom next to the owner's suite, which makes it perfect for your young children. The bedrooms are designed to include a walk-in closet in every bedroom.

The primary suite is a special retreat. Escape to a large bedroom in the back corner of the second floor. There's plenty of room to create your haven here. Your bathroom's dual vanities make the space easy to navigate and share. The large walk-in closet also gives you the space you need to keep a happy balance.

For creativity, style, and functionality, our new home at 3429 Cedar Valley Way at Pleasant Creek is a must-see. Schedule a personal tour with Deb at (716) 202-0839 so you can join this appealing neighborhood.

*Photos do not depict actual home

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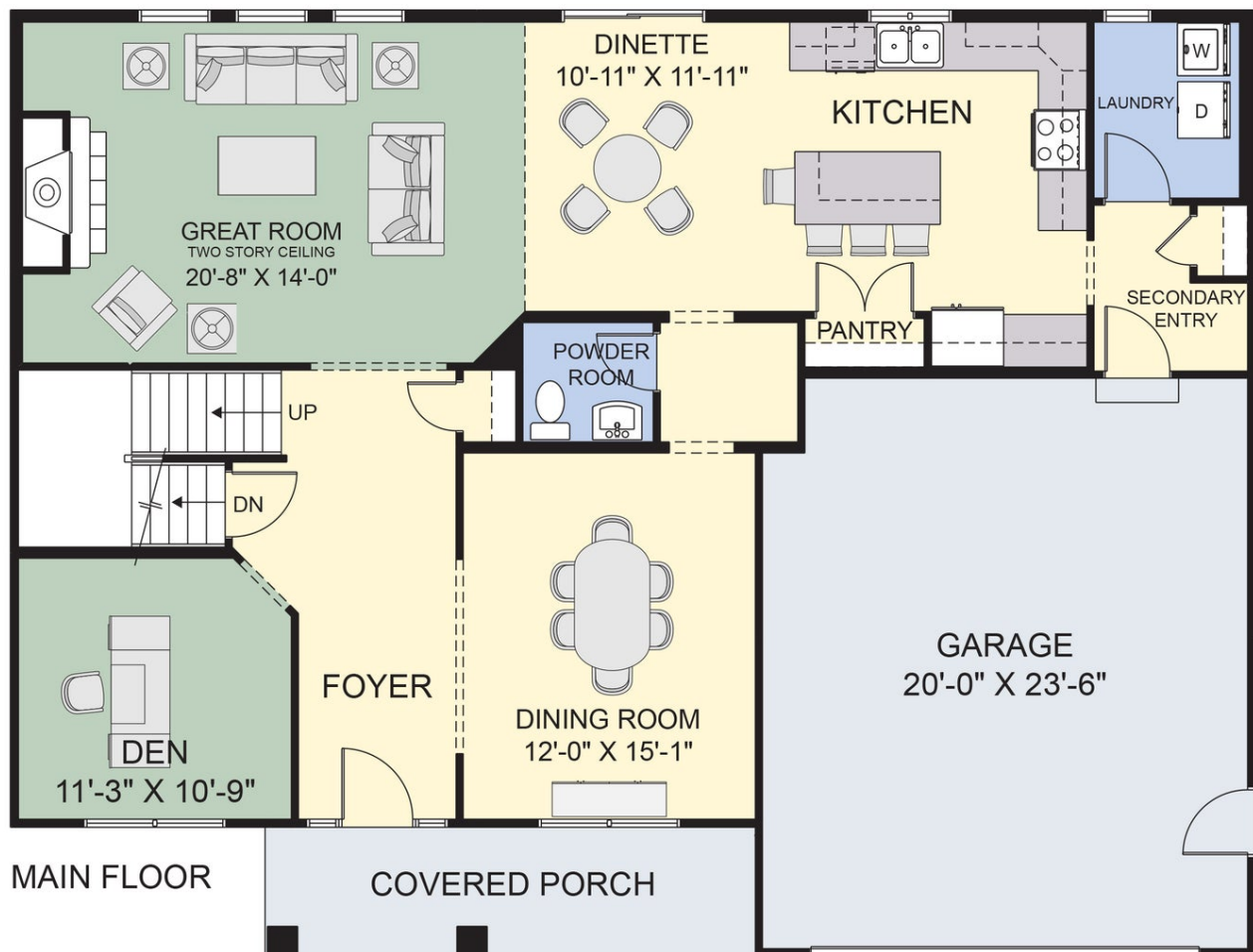
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First Floor



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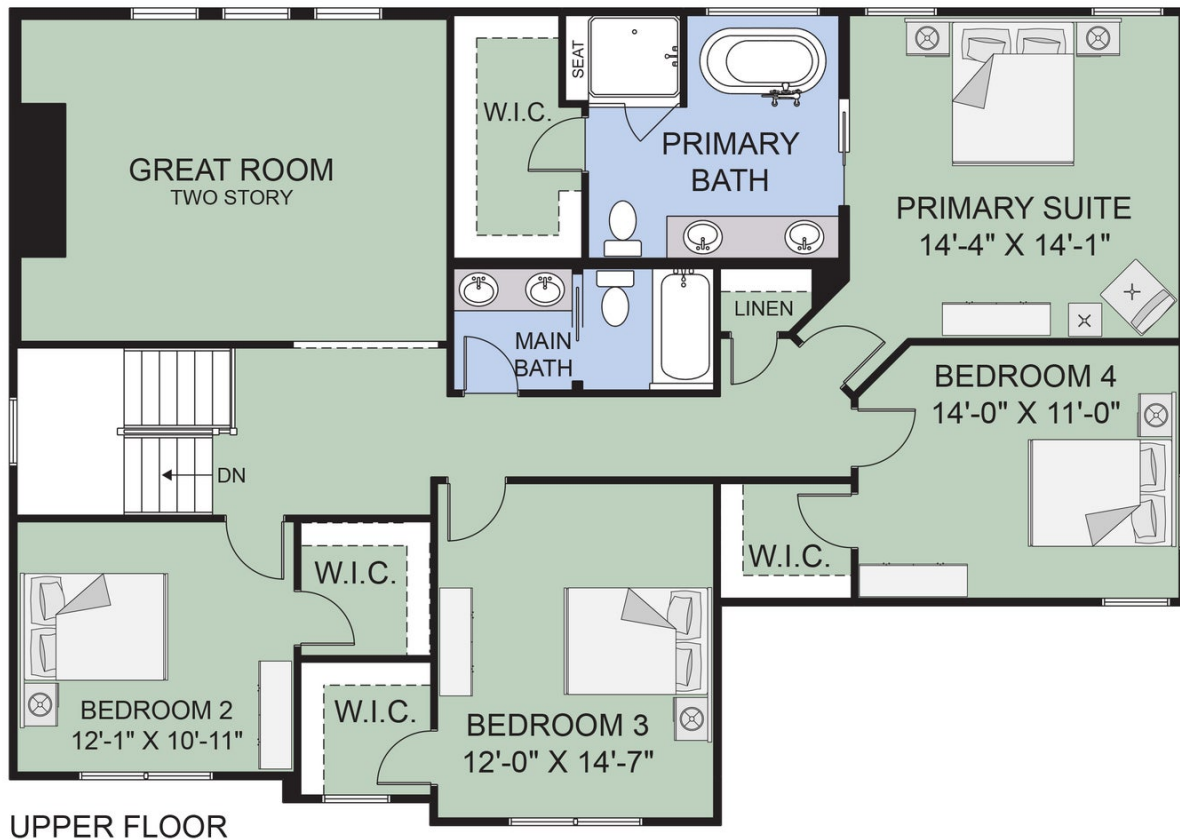
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Second Floor



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The Cambridge

3429 Cedar Valley Way, Hamburg, NY 14075
Homesite # 77



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