



- AVAILABLE -

## 14 Blue Heron

Orchard Park, NY 14127

**\$949,900**

**4**  
BEDROOMS

**3**  
BATHROOMS

**1**  
HALF BATHS

**3**  
CAR GARAGE

**3,364**  
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". 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 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! The interior and exterior selections have been curated by Forbes Capretto Homes' design center professionals. With construction plans already scheduled and an estimated completion date in sight, you can relax and watch your dream home become a reality. Contact us today to schedule a tour of our Newport model home- 716-202-0838.

\* Photos are of a different, completed home.

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

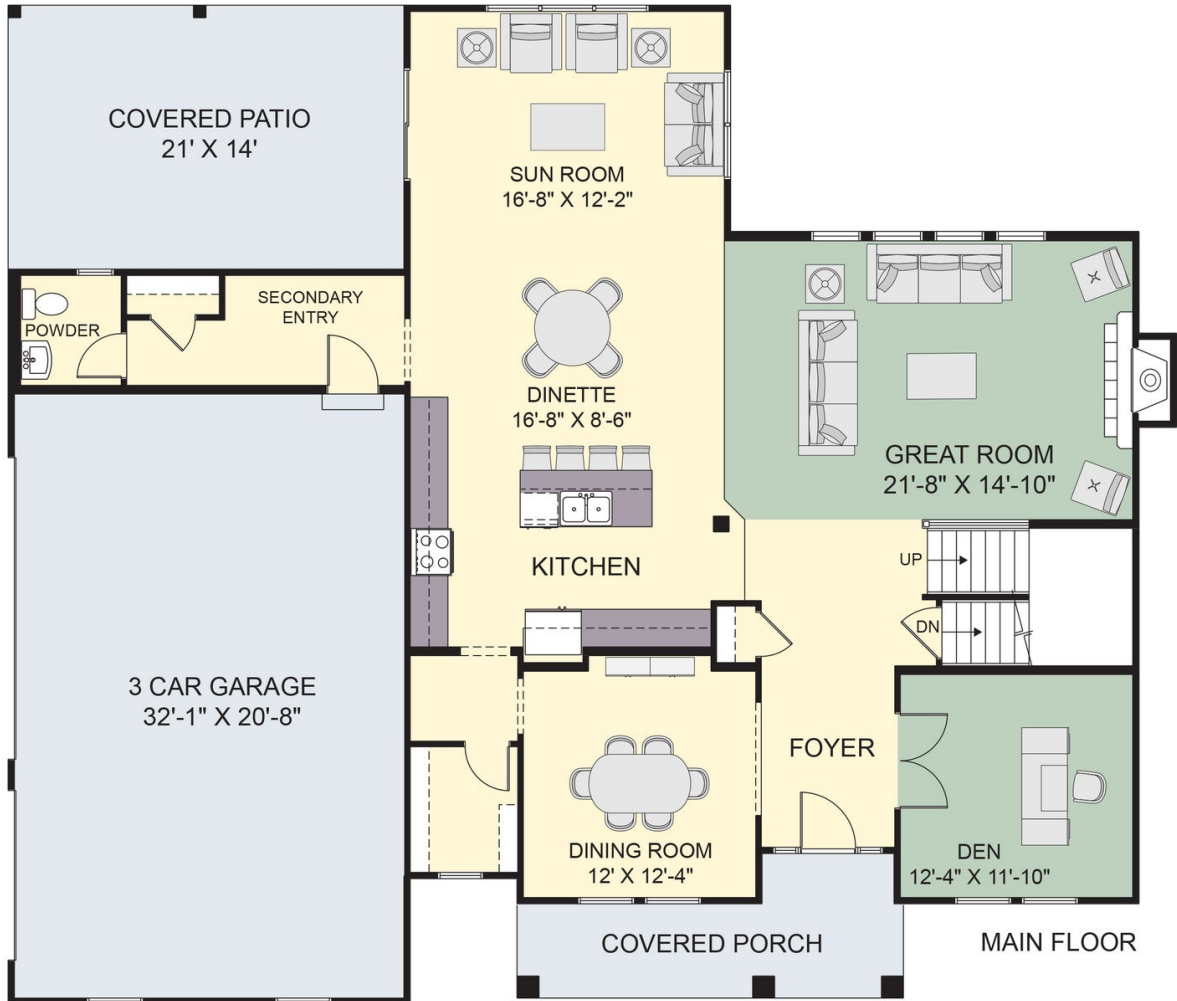
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## *First Floor*



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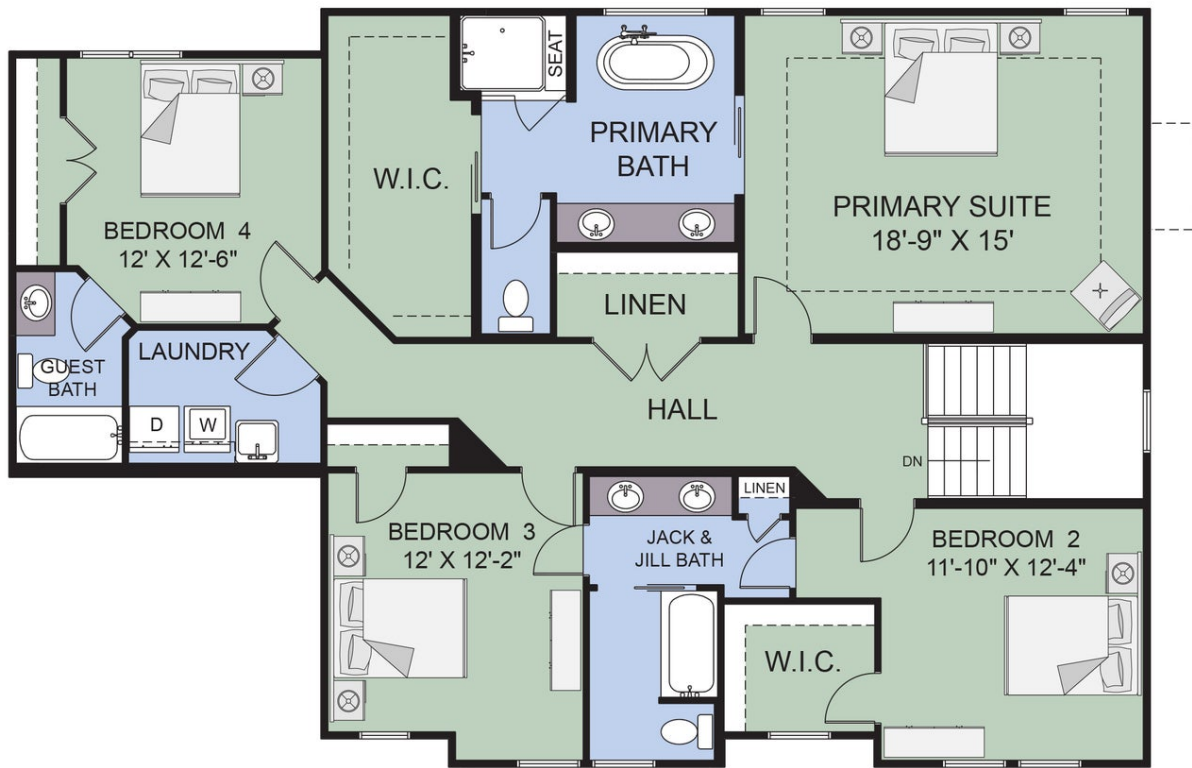
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## Second Floor



UPPER FLOOR

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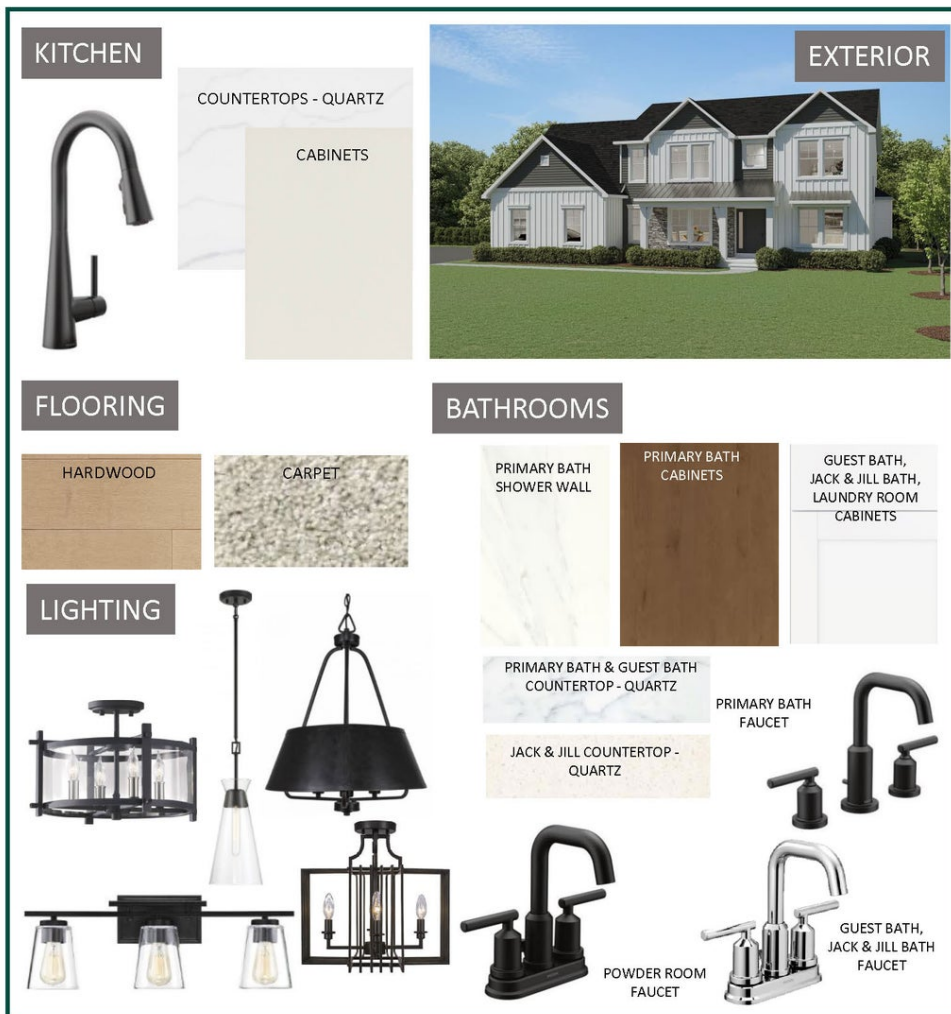
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- 14 BLUE HERON -  
*Design Selections*



## The Newport

14 Blue Heron Dr, Orchard Park, NY 14127  
Homesite # 135



Disclaimer: Although every effort is made to show an accurate representation, actual products may have slight variation in color.

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