

## 7971 Bramwell Park | Lot 2 Bramwell Park

FACTS:

Size: 2,422 sqft first floor

1,100 sqft second floor

3,522 sqft Total living area

Lot size: 1.4 acres

Bedrooms: 4

Bathrooms: 3 Full and ½

Garage: Full 3 car side and front loaded

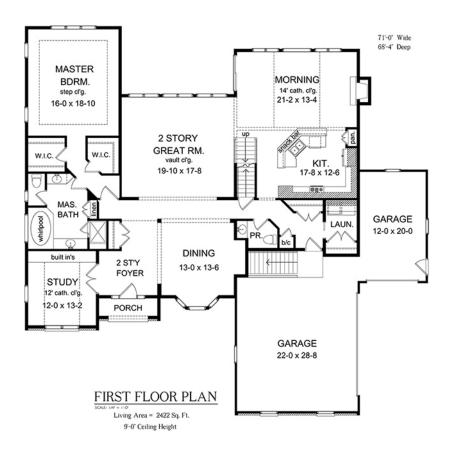
Occupancy: Sold – late summer 2007

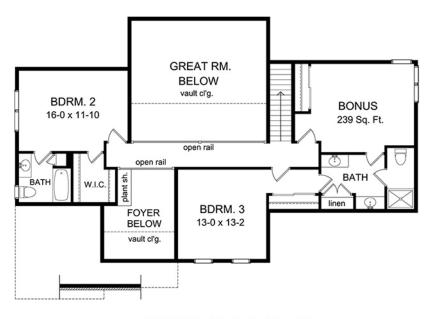


## FEATURES:

- The ultimate in first floor living and entertaining!
- Quiet cul de sac setting; includes access to private 1 acre cul de sac neighborhood park
- Surrounded by woods
- Convenient setting offers rural feel yet only minutes from Mall, shopping and Xways
- Stunning stone façade with architectural roof system
- Gourmet "cooks kitchen" features glazed cabinetry, huge angled work island, granite tops, stainless appliances
- 21' fireplaced morning room with tall ceilings
- High ceilings abound, transom glass throughout
- Exotic "tigerwood" hardwood throughout the first floor
- Large master suite with his/hers walkin closets
- Laminated shelving system
- Convenient staircase location by kitchen/great room
- 3 bedrooms up with 2 full baths including buddy bath
- Top of the line ANDERSEN, KOHLER, TRANE, GE, OWENS CORNING brands throughout
- Professionally landscaped including cobblestone walkway and rear patio
- New York State certified Energy Star home

## FLOORPLANS:





 $\underset{\text{Living Area}}{\underline{SECOND}} \underset{\text{FLOOR PLAN}}{FLOOR} \underset{\text{PLAN}}{PLAN}$