



BOWERING HOMES, INC.

BUILDERS AND DEVELOPERS

1303 Marsh Road | Pittsford NY 14534 | 585.381.3376

7955 Bramwell Park | Lot 10 Bramwell Park

FACTS:

List Price: \$464,500

Size: 1,614 sq ft first floor
1,509 sqft second floor
3,123 sq ft total

Lot size: .70 acres

Bedrooms: Four

Baths: 2 Full, 1 half

Garage: 3 full car; front loaded

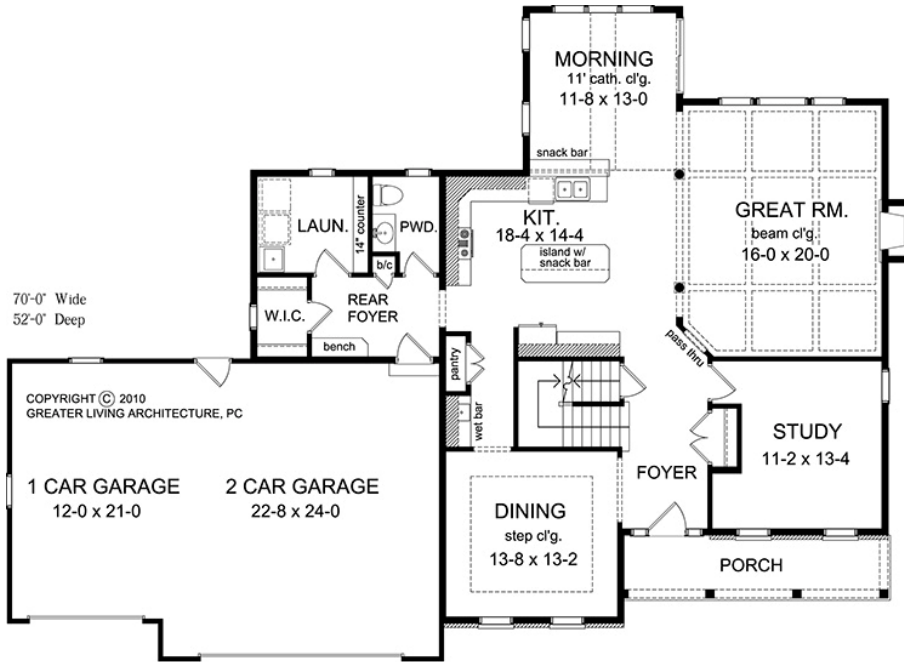
Occupancy: Late summer 2010



FEATURES:

- A great house for today's modern family!
- Spectacular almost $\frac{3}{4}$ acre lot with southern rear exposure backs to pond, creek, and mature woodlands protected by conservation easements.
- Walkout lower level allows for future finishing for a modest additional investment.
- One of only eleven homes to be constructed on our quiet cul de sac street.
- One-acre center island meticulously maintained neighborhood common use park.
- Centrally located cooks' kitchen opens to volume morning room, coffered family room.
- Private butler's pantry adjacent to kitchen and formal dining room
- Stained, coffered family room ceiling with gas fireplace
- Four (4) spacious upstairs bedrooms, master with oversized 5' shower, 6' tub
- Super sized back hall with walk in closet; huge laundry area
- Stainless appliances, Sensa stone (sealed) granite countertops, cherry or maple cabinetry
- Typical Bowering Homes' generous trim package with oversized moldings/casings, crown and chair rails, built in storage areas.
- Oversized, three-car garage gives plenty of room for vehicles and lots of storage.
- Professionally finished exterior complete with foundation landscaping, trees, cobblestone walkway and rear patio, hand raked and hydro seeded yard.

FLOORPLANS:

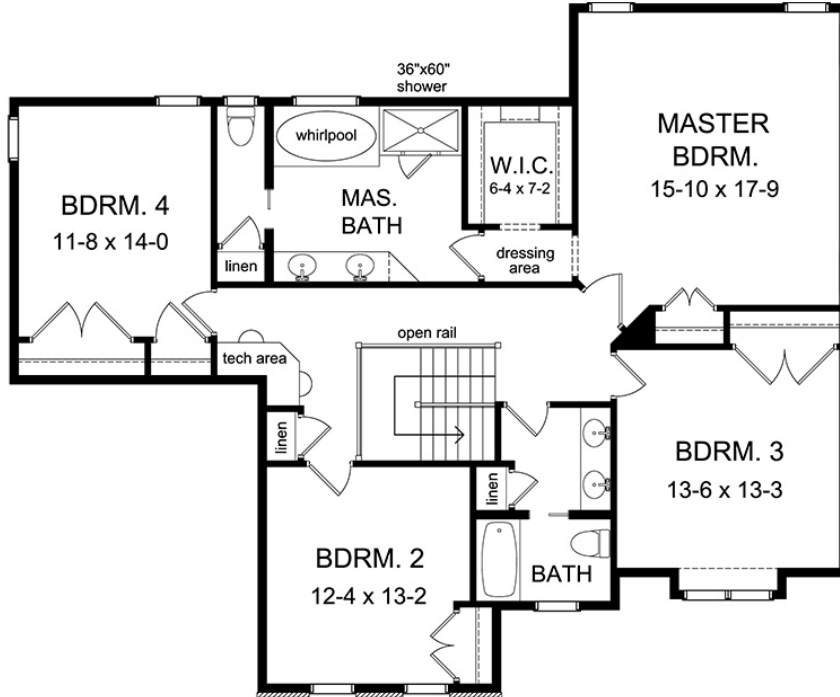


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Living Area = 1624 Sq. Ft.

9'-0" Ceiling Height



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

Living Area = 1516 Sq. Ft.