



BOWERING HOMES, INC.

BUILDERS AND DEVELOPERS

1303 Marsh Road | Pittsford NY 14534 | 585.381.3376

7953 Bramwell Park | Lot 11 Bramwell Park

FACTS:

Size: 1,817 sq ft first floor
1,387 sq ft second floor
3,024 sq ft Total
Lot size: .67 acres
Bedrooms: Four
Bathrooms: 2 Full and ½
Garage: Full 3 Car side loaded
Occupancy: Sold – spring 2006



FEATURES:

- Stately Hip Roof traditional design
- Quiet cul de sac setting; includes access to private 1 acre cul de sac neighborhood park
- Backs to mature woods and pond
- Convenient setting offers rural feel yet only minutes to Mall, shopping and Xpressways
- Full 9' first floor ceiling height
- Combination brick and maintenance free vinyl exterior; Architectural roof system
- Gourmet cherry shaker style cherry kitchen with oversized work island
- Granite kitchen counter tops with under mount Stainless steel sink
- GE "Profile" appliances includes double ovens, gas cook top, vented micro hood, and dishwasher
- "TOTAL KOHLER" home; upscale brass/chrome plumbing fixtures throughout
- Top quality ANDERSEN windows and door package
- White Oak hardwood flooring in kitchen, dinette, foyer, main staircase
- Ceramic tile throughout back hall, laundry and powder room
- Volume tray ceiling in family room and Master bedroom; tall transom glass in Family room
- Columned opening between Living and Dining Rooms
- Crown moldings in Foyer, Living room, two wraps in Dining room
- Wainscotings panel moldings in Dining room
- Extra tall cased walkways throughout first floor with panel moldings above doors
- Wide 3 ¼" and 6" casings and baseboards on first floor
- Built in rear entry seat with casual coat rack, key hooks, and lift up bench top
- Jetted whirlpool master bath includes "L" shaped double vanity and private toilet area
- His and Hers walk in closets
- Professionally landscaped including cobblestone entry walk
- Full width blacktop drive, seeded lawn and tree package
- 14' x 14' TREX deck off kitchen/family room
- Security system with multiple phone, TV, and internet access jacks
- New York State Energy Star certified home

FLOORPLANS:

