



# BOWERING HOMES, INC.

BUILDERS AND DEVELOPERS

1303 Marsh Road | Pittsford NY 14534 | 585.381.3376

## 7951 Bramwell Park | Lot 12 Bramwell Park

### FACTS:

Size: 2,206 sq ft first floor  
814 sq ft second floor  
3,020 sq ft Total

Lot size: .67 acres  
Bedrooms: Three – Four  
Bathrooms: 3 Full  
Garage: 2 Full car, front load with storage area  
Occupancy: SOLD - July 2011



### FEATURES:

- Enjoy all the best in first floor living!
- Gourmet kitchen opens to both morning room and family great room – both with bright, tall ceilings
- Adjoining study with full bath can double as an additional 4th bedroom
- Spacious first floor master suite with trey ceiling, his/hers walk-ins, his/hers sinks, private toilet area
- Out-of-the-way, unique “U” shaped stairs promotes spacious and open feel to this entire home
- Spacious dining room replete with buffet recess
- Generous garage features two overhead vehicle doors and spacious storage area
- Two large bedrooms and full bath complete the upstairs
- Total “KOHLER” home includes upscale brass/chrome fixtures and faucets throughout
- Granite kitchen counters with angled, peninsula positioned, stainless steel under mount sink
- Top of the line sand and finished to taste Oak hardwoods throughout much of the first floor
- Volume ceilings in family great room, morning room, foyer, and master bedroom suite
- Typical Bowering Homes up scaled trim package includes oversized moldings, built in storage seats, and crown/panel/chair rails
- Full security system, abundant recessed lighting
- Professionally landscaped including cobblestone walk and patio, mature trees, foundation planting
- Property to be totally top soiled and hydro seeded
- Quiet 11 lot cul d sac setting with access to private, manicured 1 acre cul de sac neighborhood park
- Backs to gentle stream and pond
- Convenient yet rural setting; close to Mall, shopping and Xpressways – all public utilities