



# BOWERING HOMES, INC.

BUILDERS AND DEVELOPERS

1303 Marsh Road | Pittsford NY 14534 | 585.381.3376

## 7957 Bramwell Park | Lot 9 Bramwell Park

### FACTS:

List Price: \$509,900

Size: 1,685 sq ft first floor  
1,474 sqft second floor  
3,159 sq ft total  
Lot size: 2.0 acres  
Bedrooms: Four  
Baths: 2 Full, 1 half  
Garage: 3 car; side loaded  
Occupancy: Scheduled for Spring 2012



### FEATURES:

- Enjoy all the best with our new Craftsman styled home in quiet Bramwell Park
- Spectacular 2+ acre lot with southern rear exposure backs to mature woodlands protected by privately owned conservation easements
- Quiet cul de sac with one acre maintained center island common neighborhood use park
- True Craftsman styling features tapered stone columned front porch, stone belting, shakes and board/batten siding.
- Superb cooks kitchen with oversized island, breakfast bar seating, private butlers pantry and hidden walk in pantry
- Stainless appliances, granite kitchen tops, soft off white maple cabinetry
- Volume ceiling morning room opens to huge coffered great room
- Large back entry featuring built in cubbies, large coat closet, and oversized laundry space
- 4 large upstairs bedrooms includes split/private main bath
- Master suite features private sitting area, built in window seat, spacious walk in closet, oversized custom shower with frameless glass, private toilet area and extra long vanity
- 9' tall (almost 14 course equivalent) poured concrete basement with daylight window allows for future finished terrace level
- Step down paver patio with gorgeous stone retaining wall
- Typical Bowering Homes' finishing detail includes oversized craftsman style trim, crown and chair rail moldings, custom built ins, etc..
- Oversized 3 car end load garage allows for plenty of room for vehicles and storage
- Professionally finished exterior complete with paver walk ways, foundation landscaping, blacktop drive, and hand raked then hydro seeded yard
- Total "Energy Star" Constructed