

# Berkley Square

Touched by  a Tradition



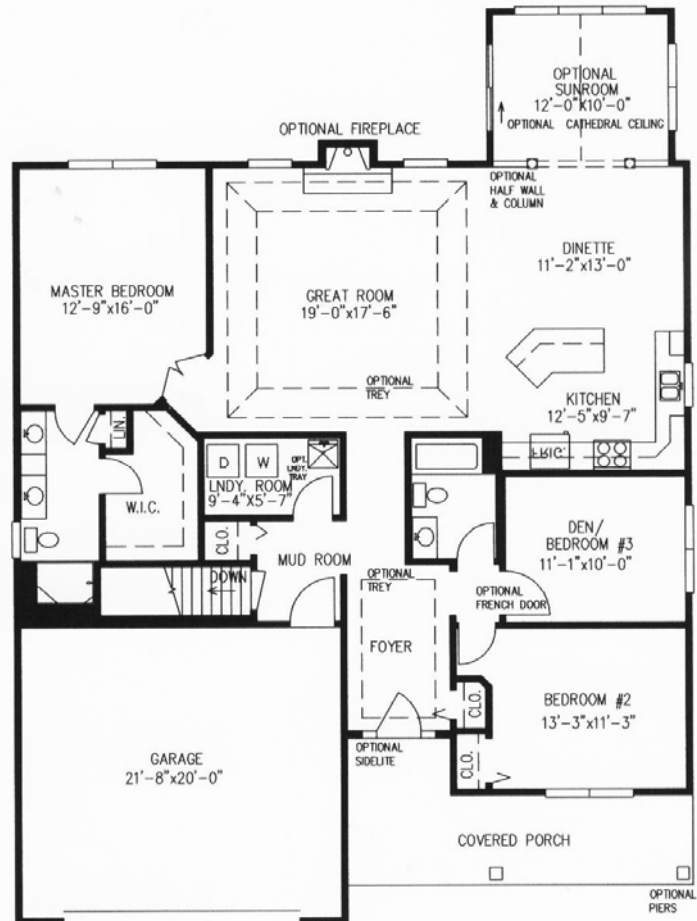
Presented By  
**Alliance Homes**

***“The Kendall”***  
1850 Square Feet

**4120 Middleham Park  
Hamburg, NY**

The neighborhood will invite you in but this home will invite you to stay. Beginning with the covered porch this wonderful center hall plan leads you into the heart of the home that overwhelms you with its open design and warmth. The kitchen is perfect for family gathering and entertaining; it features an island with snack counter, and dinette open to the great room. Step from the dinette into the bright and cheerful sunroom that sets this home apart. The Kendall features 3 bedrooms, in a split design offering a private master suite which entices you with its double entry doors, custom bath and walk in closet. Convenient first floor laundry room and adjacent mudroom complete the easy living showcased by “The Kendall.”

- 1850 square feet
- Elevation IV
- 2 foot extension to rear
- 2 foot extension to width
- Sunroom
- Master bath with double vanity and walk in closet



All dimensions are approximate



Design Center  
4727 Camp Road, Hamburg, New York 14075  
716-646-6555 · [www.alliancehomes.com](http://www.alliancehomes.com)

*This is a summary of features of the Kendall. A partial list of upgrades included in this home is listed on the reverse side of this page. For more information, or to make an appointment, please call our Camp Road Design Center at (716) 646-6555 or visit our website at [www.alliancehomes.com](http://www.alliancehomes.com)*

# 4120 Middleham Park

Following is a preliminary list of options included in this home in addition to Alliance Homes standard features (See our staff for full details):

## Throughout

Hardwood flooring in foyer, kitchen/dinette, sunroom and great room  
Ceramic tile in laundry room, mudroom, main bath, master bath and kitchen backsplash  
Painted trim  
Smooth painted ceilings  
Additional recessed lights  
Plumbing fixture upgrades  
Specialty wiring with audio system and alarm  
Trey ceiling in Foyer  
Satin Nickel door hardware

## Kitchen

Upgraded cabinets with gourmet layout and pantry cabinet  
Specialty finish laminate countertops  
Custom appliances with above the range microwave  
Waterline for refrigerator

## Sunroom

Drywall half wall with painted columns  
Cathedral ceiling

## Greatroom

Trey ceiling  
Gas fireplace with remote control start

## Master Bedroom & Bath

Double entry doors into master bedroom with custom trim  
Custom closet shelving  
Custom bath with 3'x4' ceramic tile shower with fiberglass base and ceramic corner shelves  
Oversized adult height vanity with double sinks  
Specialty finish laminate countertop  
Optional window in master bath over commode

## Mudroom

Access to basement and garage

## Laundry Room

Freestanding laundry tray

## Exterior

Elevation IV with shake shingles in gables  
Custom arts and crafts style painted columns and full covered porch  
Colonial square glass inserts in garage door  
Grill between the glass window grills on all elevations  
Six panel fiberglass door with two divided lite sidelites and thumbclatch hardware  
Upgraded landscaping package  
Pattern stamped patio  
Air conditioner  
Platon waterproofing system

**This home with the above options is currently available for  
\$294,900!**

**Design Center: Open Mon-Fri 10am-5pm; Thurs 10am-8pm  
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