

EARLY DELIVERY HOME NOW AVAILABLE!

THE MORRIS



Alliance Homes

Presents

“The Morris”

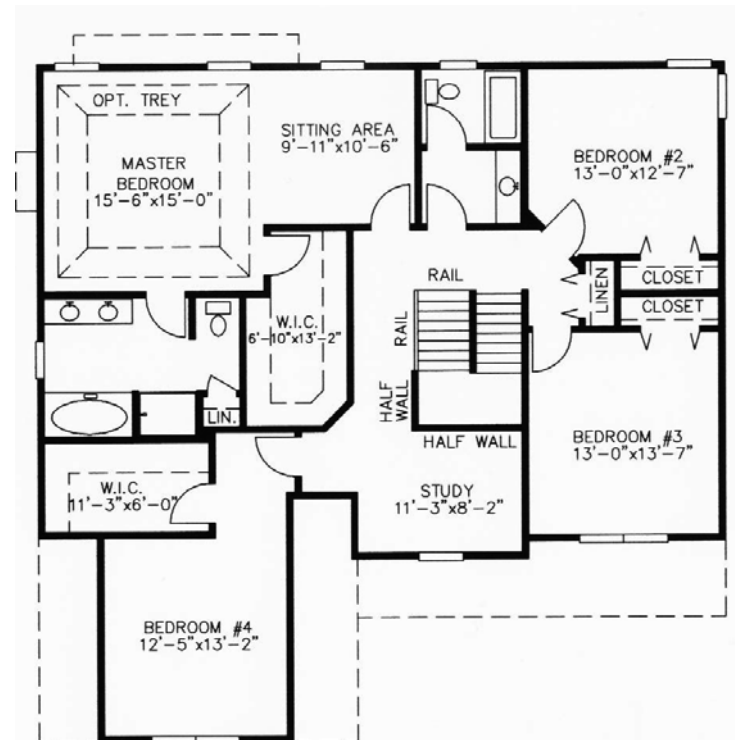
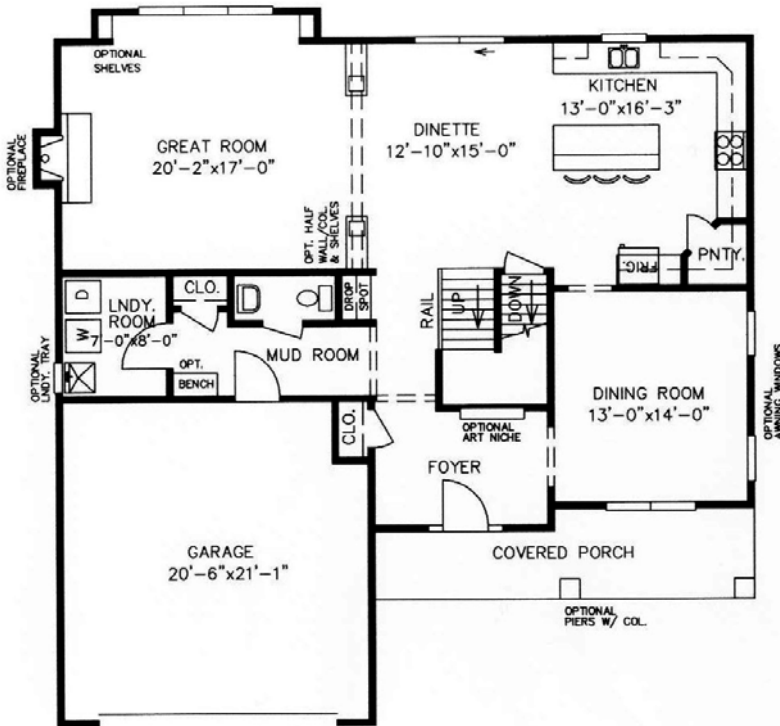
3054 Square Feet

65 Middlebury Lane

at ***Cross Creek***

Lancaster, NY

Make your new home an Alliance Home!



Design Center

4727 Camp Road, Hamburg, NY 14075

716-646-6555

www.alliancehomes.com

This is a summary of features of The Morris. 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

65 Middlebury Lane at Cross Creek Lancaster, NY

Following is a partial list of options included in this home in addition to Alliance Homes standard features

Throughout

Gaco Wallfoam, a high R-value spray polyurethane insulation
9 foot first floor wall height
Upgraded teak hardwood flooring throughout the first floor
Ceramic tile in mudroom, half bath, master bath, laundry room, main bath
Oversized, painted Arts & Crafts style trim
Additional recessed lighting
Plumbing fixture upgrades
Specialty wiring with audio/visual system
Brushed bronze door hardware
Laundry sink & cabinet in laundry room with pocket door
Air conditioning

Foyer

Arts and Crafts style decorative trim
Art niche

Mudroom

Built in bench
Trowel knockdown drywall walls

Dining room

Decorative ceiling trim

Family room

Gas fireplace with remote control start and custom mantle & over mantle with stone hearth and stone tile surround
Tapered columns with half walls and bookshelves
Custom shelving in walk out bay
Hunter Douglas Blinds

Kitchen / Island / Drop Spot

Maple cabinets with oversized trims
Granite countertops
Under cabinet lighting
Walk in corner pantry
Chimney style range hood

Master Bedroom & Bath

Sitting area open to sleeping area
Trey ceiling
Walk in closet with custom shelving
Hunter Douglas Blinds
Trowel knockdown drywall ceiling

Exterior

Arts and Crafts style columns with stone bases
Upgraded siding
Grill between the glass window grills on all elevations
LiftMaster overhead garage door opener
Upgraded landscaping package
Exposed aggregate patio

This home with the above options is \$403,900.

65 Middlebury Lane is available for \$364,900.00

**** Our Early Advantage Discount saves you \$39,000!***



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*Design Center: Open Mon-Fri 10am-5pm; Thurs 10am-8pm
4727 Camp Road, Hamburg, New York 14075*