

EARLY DELIVERY HOME NOW AVAILABLE!



THE NEWPORT



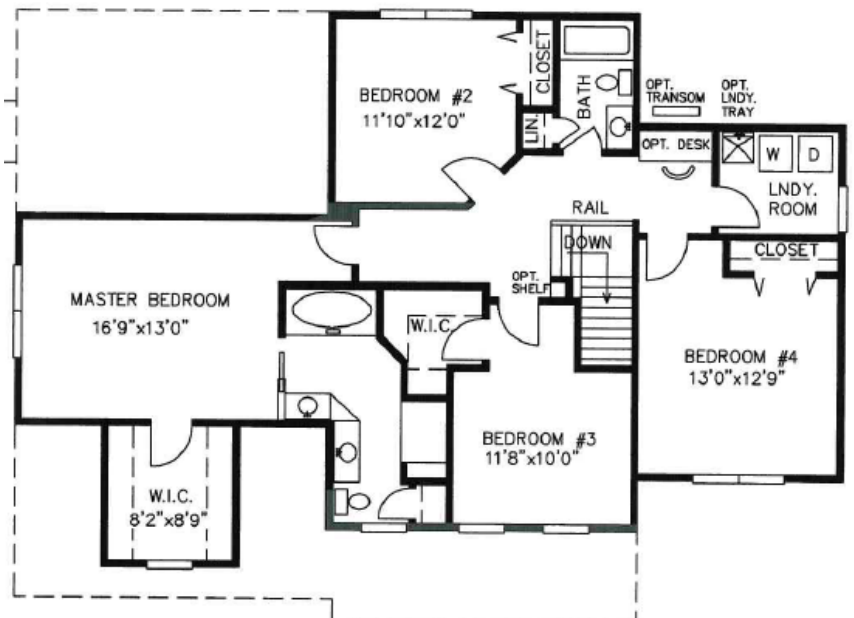
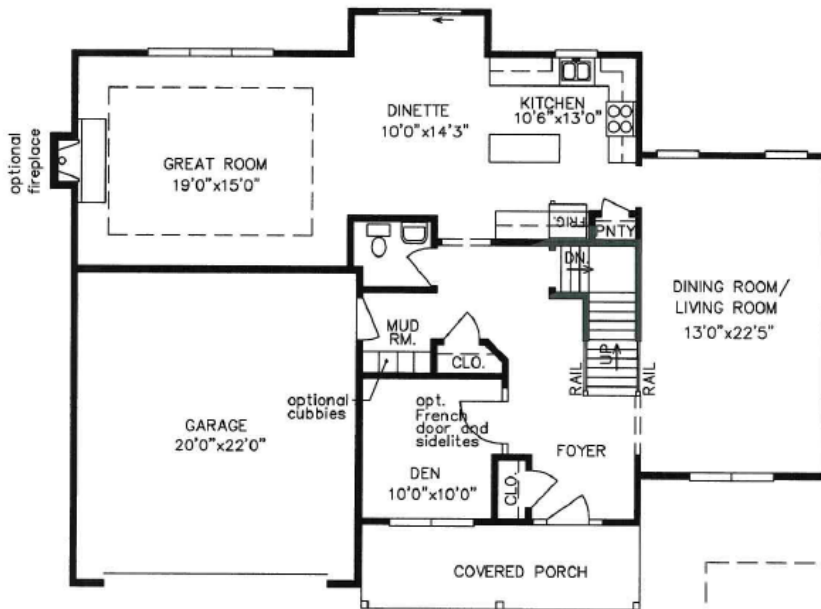
Alliance Homes

Presents

"The Newport"
2759 Square Feet

5 Parliament Lane
at ***Windsor Ridge***
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 Newport. 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

5 Parliament Lane at Windsor Ridge

Lancaster, NY

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

Throughout

9 foot first floor wall height
Hardwood flooring foyer, hallway, half bath, kitchen/dinette
Ceramic tile in mudroom, 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
Air conditioning
Gaco spray foam insulation

Mudroom

Built in bench / cubbies

Living room/ Dining room

Trey ceiling and coffer

Den

Customize French door with sidelites



Great room

Gas fireplace with remote control start and custom mantle & surround
Trey ceiling

Kitchen / Island

Maple cabinets with center island with snack counter and decorative glass on cabinets
Granite countertops
Stone tile backsplash
Under cabinet lighting
Built in pantry

Master Bedroom & Bath

Trey ceiling
Walk in closet with custom shelving
Spacious master bath with wrap around dual sink vanity, soaking tub and ceramic tile shower with seat

Exterior

Arts and Crafts style porch columns
Brick on front elevation
Grill between the glass window grills on all elevations
Overhead garage door with glass inserts
LiftMaster overhead garage door opener
Upgraded landscaping package

To reproduce this home with the above options is \$373,000.

5 Parliament Lane is available for \$349,900

**** Our Early Advantage Discount saves you over \$23,000!***



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

*Also visit our fully furnished model "The Morris" at Cross Creek
65 Middlebury Lane, Lancaster, New York*

**Model Hours: Saturday and Sunday 1pm-4pm, Thursday 3pm-7pm
and by appointment**