



# House For Sale

**1189 Maple Road  
Williamsville, NY 14221**

**Between Sherbrooke and Briarhurst – near Hopkins**

**Custom built in 2007 (Keepsake Homes)**

**Website: 1189maple.com**

**Email: 1189maple@gmail.com**

**Over 2300 square feet with office and two bedrooms on the main floor, plus an extra bedroom and loft area on the second floor. Basement is partially finished with carpet and a large cedar closet. Plenty of storage shelving in basement. Many upgrades include: granite in kitchen and bathrooms, pantry in kitchen, first floor laundry room, central vacuum, Lennox Furnace and Air-Conditioning, hardwood floors throughout the main floor, gas fireplace, large patio area in the backyard – one section covered, underground sprinkler system, security system, custom built cherry entertainment center, wired for surround sound and the house is wired for portable generator. KitchenAid appliances (Dishwasher, Stove, Microwave, Wine Fridge). Maintenance-free exterior. Nice yard with mature trees.**

**Plenty of parking in the double-wide circular driveway.**

**\$319,000**

**Approximate Room Sizes**

<b>Great Room 15' x 21'</b>	<b>Upstairs Bonus Room/Bedroom 12' x 22'</b>
<b>Dining Room 11' x 17'</b>	<b>Loft Area 11' x 15'</b>
<b>Kitchen 12' x 15'</b>	<b>Garage 22' x 22'</b>
<b>Master Bedroom 14' x 14'</b>	<b>Second Bedroom 12' x 16' (main floor)</b>

