



(not actual home)

## **THE MIDDLEBURY**

### **470 SANDYSTONE CIRCLE – Lot 116 SANDYSTONE WOOD**

- 2825 SF, 4 bedrooms, 2 ½ baths
- 9' ceilings first floor
- Morning Room with cathedral ceiling
- Large Cherry kitchen with island breakfast bar, granite counters, and recessed lighting
- 3 ¼" Hardwood floors
- Family entry with built-in lockers and bench seat
- Computer nook / craft center located off kitchen
- First floor study with pocket door
- Oversize garage with storage area
- Central air, High efficiency furnace
- Energy Star labeled home
- Coffered master bedroom ceiling with custom lighting
- Trim options include crown molding, chair rail & cased openings
- Huge master walk-in closet
- Luxury master bath with Jacuzzi tub, 5' shower stall, large vanity, granite top, two sinks, private water closet
- 10-year insured warranty
- 63 years of Schantz experience and dedication

*The Middlebury is available with a variety of options and floor plans. Please consult a sales representative for additional information. Pricing, options and floor plans are subject to change without notice.*



4029 St. Paul Blvd. \* Rochester, NY 14617 \* 585-342-2240 \* [www.schantzhomes.com](http://www.schantzhomes.com)



Floor plans, dimensions and photographs or illustrations are for presentation purposes only. Actual construction may vary.  
 COPYRIGHT © 2009 SCHANTZ HOMES, INC.



Lot 116



View of Lot 116 from cul-de-sac