

# Impressive & Unique



\$ 449,000



6567 Powers Road, Orchard Park, NY 14127

WEB: [6567PowersRoad.com](http://6567PowersRoad.com)

- » Beds: 4 | Baths: 3 Full
- » MLS #: B1085073
- » Single Family
- » Fully applanced Gourmet KIT w/"Viking' stove + center island w/2 tiered breakfast bar
- » Fam Rm w/unique slate floor + woodburning fireplace w/insert
- » 52x26 heated salt water inground pool w/hot tub,32x32 heated Pool Hse w/full BA+34x24 custom shelter
- » 27x25 MBR w/luxury BA w/jetted tub, multi jetted shower stall+laundry w/stack washer+dryer
- » Beautifully landscaped 1.5 ac private lot w/patio+det.2+ car gar

QR Code



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Newly priced impressive + unique vinyl sided 2 story residence set on a private 1.5 acre lot w/lots of upgrades! Dream Gourmet fully applanced Kitchen w/"Viking' oven range, center island w/2 tiered breakfast bar, 'Corian' counter tops, cherry toned cabinetry, 7x4 walk-in pantry + 1st floor laundry. Expansive Living Room + Dining Room w/open floor plan. Relax + enjoy cozy fireside views in your Family Room w/woodburning fireplace w/insert + unique slate flooring. Updated ceramic tiled full Bath w/shower stall completes the 1st floor plan. 2nd floor inc: Master Suite w/vaulted ceiling, luxury Bath w/jetted tub, multi jetted shower stall, laundry area w/stack washer + dryer + adjoining 15x10 Sitting Rm w/bricked woodburning fireplace (possible inlaw setup). 3 additional Bedrooms w/ hardwood floors + full updated ceramic tiled Bath. "STAYCATION" inc: Fabulous 52x26 heated salt water inground pool w/hot tub, expansive concrete surround + patio, 32x32 Pool House w/custom built oak wet bar w/ice machine + beer keg taps, full Bath w/shower stall, heat + central air, covered 45ft deck + adjacent 34x24 picnic shelter w/overhead lighting. Basement: Rec Rms, updated 200 amp circuit breaker box, natural gas powered Generator, Central Vac + 'Culligan' water filtration system. Beautifully landscaped lot w/covered front porch, backyard patio, storage shed, attached heated 1.5+car garage + additional heated 2+ car detached garage...just too special to miss!!

More photos: [www.6567PowersRoad.com](http://www.6567PowersRoad.com)

