

## Berkley Square Villas

*Located in Berkley Square, a village created with a classical ambience, with a mix of residential designs patterned on styles from a traditional 18th century town. Situated between Big Tree Road, Bayview Road, and South Park in the town of Hamburg.*

*This spacious second story unit boasts 1450 square feet of living space loaded with extra amenities. Private, end-unit located on cul-de-sac eliminating thru traffic. Only one with all ceramic Hot Tub with private bath in loft and 3 sided gas fireplace. Must see to appreciate.*



*Spacious Loft with Hot tub and bath with ceramic shower  
And shower enclosure.*

### Important Facts

- **School District - Frontier Central**
- **2 Miles from Thruway Exit 55**
- **Less than 3 miles to Tops, Wegmans, McKinley Mall, various**
- **Restaurant, and Hamburg Beach.**
- **Price \$144,900**
- **Association Fee - \$171**
- **With Garage and attached Shed.**



## Hamburg, NY Condo for Sale By Owner 4330 Berkley Pl B-4

Custom-built  
Spacious Contemporary  
Floor Plan features  
Great Room, Loft with  
Hot Tub and Full Bath, 2  
Bedrooms, private deck,  
First floor laundry,  
With Garage with  
Attached Shed.



**Call Today for a Tour! 716-474-9159**  
**Visit [www.timbercreekinc.net/berkleyplace](http://www.timbercreekinc.net/berkleyplace)**  
**For more description & Pictures**

## Condo Upgrades

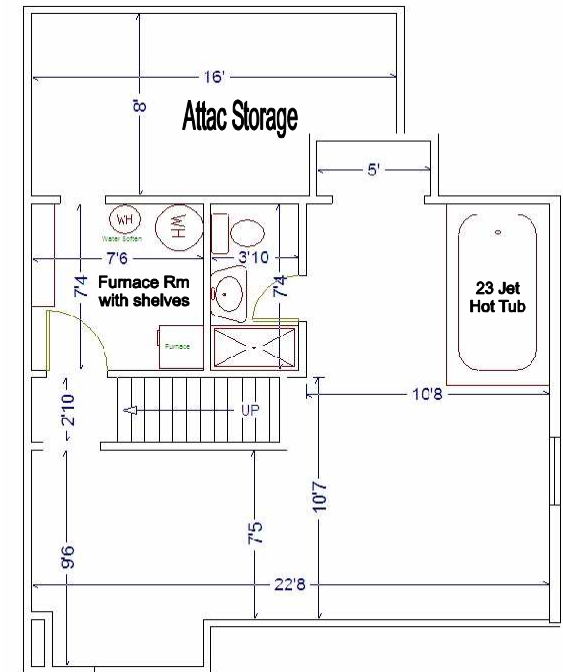
1. Ceramic Tile Foyer. Nutone door release. You can open the door in the Great Room and up in the balcony.
2. Carpeted stairs leading to landing with Coat Closet.
3. Leading to Great Room (13' x 19') with cathedral ceiling with Two 54" Minka Aire ceiling fans with heavy duty 188mm x 20mm motor. Integrated light kit-100w halogen lamp with hand held full function remote with dimming and speed capability.
4. Heat-n-Glow 3 sided, high efficient gas fireplace with stain glass surround. Can be seen from the Great Room, Dining Rm and kitchen.
5. Kitchen Cabinets are Solid Maple with a natural finish, with solid wood fully adjustable sliding shelf. Tilt-out trays under sink for storing cleaning supplies out of sight but within easy reach. Lazy Susan is larger and easier to use. Each shelf is designed to turn independently and support more weight. All drawers have full extension drawer slide, making drawer fully useable. The 36" x 6' 11" Chef Pantry has five solid wood fully adjustable sliding shelf. Formica Counter Top with full 1/2" thick full back splash. Recessed lighting in ceiling and 3 under cabinet 2' florescence lights. Floor is ceramic tile. All Kenmore Almond appliances were upgrade. Ultra Wash Dishwasher is super quite. Microwave hood combination with 1.4 cu. ft. capacity with built- in charcoal and grease filter. 30 inch sealed gas slide-in stove with automatic self cleaning oven. 22 cu. ft. frostless side by side refrigerator with lighted custom dispenser, chilled water, crushed and cubed ice. 33" x 22" Kohler cast iron sink with garbage disposal and polish brass delta faucet. All cabinets have decorative hardware.
5. Main Bath has full ceramic tile in tub area and tile half way up in the rest. Ceramic tile floor. Upgrade sink faucet and vanity. 100 cfm fan with light and night-light. Polished brass sliding shower enclosure with blue chip glass.
6. First floor laundry with extra shelves for plenty of storage. Plus access hole for furnace duck cleaning. Kenmore washer super capacity, white, Quiet Pack™ sound insulation, Dual-Action®

## Spacious First Floor Layout



- Plus agitator. Kenmore gas Super capacity plus dryer with Quiet Pack™ sound insulation, heated drying rack (Kenmore Exclusive!), Wrinkle Guard® and easy loader hamper door, drum light.
7. Master Bedroom with walk in closet with ample shelving and double up hanging rods. Plus large shoe rack. Also access hole to clean dryer vent with out moving dryer. Master Bedroom also has built in makeup vanity with stainless steel sink with three sided mirror.
8. Second bedroom can be used as a office or bedroom with hard laminate flooring. 8' closet with organize wire system.

## Spacious Loft Layout With Hot Tub and Full bath



9. Loft area is one of a kind for all the condos in the complex. 22' 9" x 10' ideal for office and exercise room fully carpeted Separate storage room converted into 2nd full bath with a 4' all ceramic shower with seat and Moen polish brass four function hand shower with wall bracket. Polished brass sliding shower enclosure with blue chip glass. Bath leads out to a all ceramic floor, ceiling and walls with built-in 100gal 23 jets hot tub, with 220v heater for low cost electric. A NuTone® 530 cfm fan with switches both in bath rm & hot tub rm. Fan motor is installed in attica space for less noise. Hanging TV, with swivel, can be seen in hot tub or loft area.