

# WELCOME HOME



\$ 349,900



5295 Powers Road, Orchard Park, NY 14127

- » Beds: 3 | Baths: 2 Full
- » MLS #: B1596048
- » Single Family
- » Liv Rm + Din Rm w/hardwood flrs + pretty windows
- » Applianced Kit has HW flrs, gas ov/range, refrigerator, BI microwave + dishwasher
- » More Info: [5295PowersRoad.com](http://5295PowersRoad.com)



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Don't miss this low maintenance 3BD 2 BA home w/a wonderful floor plan + lovely fenced yard w/bricked paver patio + storage shed. Living Rm has gleaming HW flrs + large bow window overlooking the formal Dining Rm w/ HW flrs, pretty chandelier + bay windowed views. Applianced Kitchen has bright dining area-gas ov/range, newer refrigerator (2024), BI dishwasher + microwave (2025). Carpeted Family Rm has 2 attractive built-in storage cabinets + shelves. 3 bedrooms w/attractive decor, HW flrs + great closets. 2nd flr full Bath w/ceramic tiled flr, jetted tub/shower + impressive vanity. Lower level has full Bath w/shower stall, stack washer + dryer, vanity/laundry tub. 17x11 Rec Rm w/storage closets. Basement: Forced air 'Comfortmaker' furnace, central air, newer hot water tank (2022). Lovely 100x150 ft fenced yard w/perennial gardens, bricked paver patio + storage shed. This home is too special to miss !

Showings start 3/30/25. Offers if any are due by 4/6/25 by noon.

**More photos: [5295PowersRoad.com](http://5295PowersRoad.com)**

