



Brook Gardens
A LAKESHORE COMMUNITY

This One Won't Last Long

23 SOUTH WHISPERING DRIVE
HAMBURG, NY 14075

Offered at

\$79,900

For as low as

\$1,900/mo

1056 Sq/Ft

2 Bedroom

2 Bathroom

Yes Financing



WELCOME HOME

A community that feels like home

🔥 STOP RENTING! Own this modern 2BR/2BA luxury home at Brook Gardens! Why pay your landlord's mortgage when you can move straight into this pristine, 1,056 sq. ft. 2021 home? Located in a cozy, professionally managed manufactured home neighborhood with a clubhouse and playground, this beauty is completely move-in ready and priced to sell fast! Click "Send Message" to schedule your tour before it's gone! 🏡💡🌿 WHY YOU'LL FALL IN LOVE: Spacious Open Layout: Massive living room flows seamlessly into a huge eat-in kitchen—perfect for entertaining. Chef's Kitchen: Loaded with cabinet space, a gas stove, refrigerator, and dishwasher. Primary Retreat: Features a generous closet and a private bathroom with a modern walk-in shower. Energy Efficient: Premium thermal windows and full insulation keep your utility bills low year-round. Hidden Convenience: Dedicated, separate hallway laundry area keeps your living space clutter-free.



Why You'll Love It

- ✓ 2 spacious bedrooms
- ✓ 2 full bathrooms
- ✓ 1056 square feet of living space
- ✓ Professionally managed community
- ✓ Financing Available

Schedule a Showing

Call us today - this one won't last long.

(716) 627-3100

brookgardens@lakeshoremhc.com

FINANCING AVAILABLE

📍 38 West Canyon Drive
Hamburg, NY 14075

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☎ (716) 627-3100
Call Us Today

SCAN FOR
LISTING

