



CONTINUED FROM FRONT PAGE

East Elementary, Transit Middle School, and Williamsville East High School, this thoughtfully designed Regency Exclusive Neighborhood at Regency Commons is a truly one of a kind", says Roshong. Homes starting from \$689,900.00 (including lot).

Homesites are limited. Visit www.RegencyBuildersLLC.com for more details. You can also reach us directly by telephone at 716-517-7439.

Regency Builders, LLC. is also proud to announce that it will be bringing to market, a New Regency Exclusive 27 Lot Subdivision located in TOWN OF

PENDLETON, NY late Spring/Early Summer of 2026. Large acreage homesites will feature One- and Two-Story Custom Floorplan options for building. A brand-new model home design is already planned for the Subdivision. Please call Regency Builders at 716-517-7439 for more details, or to join our Regency Exclusive Wait List.

Additional Subdivision and Estate Lots are also readily available across Western New York for building with Regency Builders. Current locations include Amherst, East Amherst, Clarence, Lancaster, Orchard Park, Williamsville, and Pendleton. Or On Your Land in Erie and Niagara County.



IN THE Spotlight

HAMBURG



Move-in-ready patio homes in Mission Hills private patio home community! HOA covers all exterior work. Two first-floor bdrms, 2 full baths, 1st-flr laundry. Living rm/dining rm combo w/ corner windows & a tray ceiling. Hardwood flg throughout. Center kitchen with white, to-the-ceiling cabinetry, ceramic tile backsplash, quartz counter, lg island, & open layout to the back sunroom with a fireplace. Primary suite has WIC, primary bath with a ceramic tile shower. Reduced \$511,900. Tour another move-in-ready design at L205. Marrano. Open Sat/Sun 1-4 p.m. **809-8675.**

LOCKPORT



Move-in-Ready - 3 homes to tour - HOA handles all exterior work, 1st floor primary suite with private bath, Priced from \$519,900 to \$533,900 plus the model home at \$576,900. Great location - quiet neighborhood, just minutes from Transit Rd. Buy gas now - Beat the NYS all-electric mandate. 6673 Curtis Ct. - Open Sat/Sun 1-4 Marrano. **809-8676**

WILLIAMSVILLE



This is your chance to own a luxury townhome at Stonham Place for an incredible price of \$549,900 - drastically reduced for quick sale. Loaded w/upscale amenities & packed w/everything you could want in a brand-new townhome. Limited number available-don't wait! Choose from 1st-flr primary suite layout or 3 bdrms on 2nd-flr. Marrano. Visit model: 37A Stonham Place (off Main near Youngs) Sat-Wed 1-5. **809-8674**

LOCKPORT NEW COMMUNITY



ESSEX HOMES: Lincoln Woods Estates offers 10 stunning homesites! Estate sized lots with gorgeous rear-yard vistas starting in the high \$500k's. Visit our offsite model home at 5194 Bridle Path Lane in Lewiston Saturdays - Wednesdays 1-5pm!



RaeAnn Plouffe
716-725-7577
Salesperson

LANCASTER



Close-out Special. Last chance to own a brand-new townhome in Marrano's Lancaster community, Juniper Townhomes. Featuring 1st-floor Primary suite w/attached bath. Conv open Kitchen/Family Rm layout with gas fireplace (end unit). \$427,900. Marrano. Call for info. **809-8678**

CHEEKTOWAGA/LANCASTER



It's Back for a Limited Time - \$399,900. Move-in-Ready units available. Choose from primary suite on 1st flr or expanded living space w/3 bdrms on 2nd flr. All exterior work done by HOA. Big tax savings w/condo status. Marrano. Visit model: 120 Cloverleaf Ct. #1 (Transit/across from Pleasant View) Sat-Wed 1-5. **809-8686**

LANCASTER WATER VIEWS



ESSEX HOMES: Essex Lake Estates offers 9 multi-acre lots with unbelievably beautiful panoramic pond and tree-lined views! Choose from 15 customizable home plans starting in the \$700k's. Visit our offsite model home at 5 Northfield Lane in Lancaster Saturdays - Wednesdays, 1-5pm!



Robert Bingel
716-383-0004
Salesperson

CLARENCE RECENTLY SOLD



5962 CORINNE LANE: Stunning 4-bed, 2.5-bath Colonial in Waterford Estates. Gleaming hrdws throughout the 1st flr. Kit w/granite, center isle & lrg eating area that opens to the 2-story great room w/gas frplc & magnificent windows w/ views of the private yard w/stone patio. Ensuite w/hrdws & glamour bath. CA closets throughout! Super location & Clarence Schools! \$875,000



Carol Esposito
716-864-0478
Lic. R.E.
Salesperson