

BN|HOME

THIS WEEK'S

featured homes

Stonham Place Townhomes, Williamsville

INCREDIBLE PRICE, INCREDIBLE TOWNHOMES Marrano offers select move-in-ready luxury townhomes at Stonham Place, presenting a rare opportunity to own in one of Williamsville's most desirable communities. Priced at an exceptional \$549,900, these homes feature upscale amenities, sleek modern design, and low-maintenance living - delivering outstanding value in a brand-new townhome. Buyers can choose from two stunning floor plans designed to fit a variety of lifestyles: one featuring a first-floor primary suite ideal for single-level living with additional bedrooms upstairs, and another offering an expanded first-floor living area with three upstairs bedrooms. All exterior work is handled by an association and condo status provides a significant tax break - saving time and money. Visit the model at 37A Stonham Place, Williamsville - Saturday - Wednesday 1-5 p.m.



Marrano
(716)809-8678
www.marrano.com



262 Rachel Vincent Way, Buffalo

LAST CHANCE TO OWN A NEW HOME IN COLVIN ESTATES Don't miss out on Marrano's FINAL new home in Colvin Estates! Combining historic charm with modern design, this move-in-ready Craftsman-style residence offers a charming exterior, full front porch, and a lush landscaped yard. Inside, enjoy a bright two-story foyer and living room with large windows, recessed lighting, and an inviting gas fireplace. The open-concept kitchen features ceiling-height white maple cabinetry with soft-close drawers, quartz countertops, an oversized island, and a spacious pantry—perfect for entertaining. Additional features include a private home office with French doors, a walk-in closet, a second-floor laundry room, a Mud Room off the attached two-car garage, and three generous bedrooms with a luxe primary suite featuring a tiled shower. Upgrades include 9' ceilings, luxury vinyl plank flooring, a neutral paint palette, and a full basement for storage or future expansion. Located in North Buffalo near Olmsted Park, historic landmarks, shops, and dining. Priced at \$686,500. Opportunities like this won't last—call now to schedule a tour and make this exceptional home yours!



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4543 Camp Road L205, Hamburg

4 DECORATED HOMES TO TOUR Marrano's Mission Hills Patio Home community is the perfect place to call home. Mission Hills features winding, tree-lined streets and private rear yards bordered by mature trees, creating a peaceful and inviting atmosphere. It also offers quick access to many of the area's most desirable amenities, including a private beach & boat launch for Hamburg residents, as well as the Village of Hamburg with dining, cafes, entertainment venues, and recreation. It's time to leave the snow plowing and yard work behind and let an association give you the carefree lifestyle you deserve. Three move-in-ready, professionally decorated homes are available for touring and immediate purchase. All plans are designed with comfort in mind - open floor plans, a first-floor primary suite, two full baths, first-floor laundry, lofts, sunrooms, high-end finishes, and modern conveniences. Condo status in the community also entitles you to significant tax savings. Select one of these beautifully designed, move-in-ready homes or build one with your personal preferences on the homesite of your choice. Visit the model at 4543 Camp Rd. L208, Hamburg (between Rts. 5 & 20). Open Sat-Wed 1-5 p.m.



Marrano
(716) 809-8675
www.marrano.com



Midtown Townhomes, Cheektowaga/Lancaster

IT'S BACK - \$399,900 Discover modern living, where luxury meets affordability for an astonishing price of \$399,900! For a limited time, Marrano is offering this low, low price for its high-demand townhomes. Move-in-ready units available. Choose from two unique floor plans - primary suite on the first floor or an expanded living space with 3 bedrooms on the second floor. Enjoy carefree living - all exterior work done by an association plus condo status for significant tax savings. Visit the model at 120 Cloverleaf Ct. #1 (Transit Rd./across from Pleasant View). Open Saturday & Sunday 1-5 p.m.



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Signs a roof needs repair or replacement



Many homeowners believe a roof is a once-in-a-lifetime investment. But roof damage can force homeowners to replace a roof regardless of how much time has lapsed since the roof was installed.

The average life span of a roof depends on when the roof was installed and the materials it is made from. According to Central Homes Roofing, three-tab shingles may last between 10 and 15 years, architectural shingles can endure for 15 to 20 years, and tile may last between 35 and 50 years. RPS Metal Roofing indicates a metal roof may last as long as 70 years. However, climate and color of the roof also will affect its longevity.

Homeowners would be wise to consider these factors when determining if a roof is in need of repairs or replacement.

- **ROOF AGE:** The age of the roof is a major factor in determining if it will need to be replaced or if repairs can be made to isolated damage. Individuals who live in neighborhoods where neighbors are now replacing roofs will likely find it is time to consult a roofing company. Homeowners also can check to see if they have any receipts that indicate the roof's installation date so they have an idea about its age.
- **GRAIN IN GUTTERS:** Roofing shingles are designed to overlap, and sealant keeps them steady. Friction, weather and atmospheric changes can impact sealant and cause degra-

ation. Gutters with grainy material in them could indicate worn out sealant and shingles.

- **RIDGE DAMAGE:** Ridges are spots where two separate areas meet and often are important to the structural integrity of the roof. If the roof ridge is showing signs of wear, it could be time to repair or replace it.

- **CURLED SHINGLE EDGES:** If shingle tabs are curled or cupped, the shingles may need to be replaced. But if curling is extensive, a whole new roof may need to be installed.

- **BALD SPOTS OR LOST PORTIONS OF THE ROOF:** Missing granules and missing shingles are reasons to consult a pro for a roof evaluation.

- **LEAKS INDOORS:** Homeowners who find dark streaks or moisture in the attic may discover that water is penetrating the roof underlay. Water often comes in around chimney flashing. Other water signs are blistering and bubbling in walls.
- **INCOMING LIGHT:** Look up through the attic and see if any light is coming through the roof, which may indicate there are cracks or holes in the roof.

- **AESTHETICS:** If a homeowner doesn't like the look of the roof from a design standpoint, a replacement also may be warranted.

Roofs can last many years, but the presence of certain signs indicates replacement or repairs will be necessary.