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acquired. Second—and often the most misunderstood—is the cost to develop the land to make it buildable. This can include site work such as clearing, grading, importing or exporting fill, installing or extending utilities, septic systems or wells, sewer connections and meeting all zoning, setback and code requirements. Many customers are surprised by how involved this phase can be, which is why Marrano's Offsite Investigation is such a critical first step.

The third component is the cost of the home itself, selected from Marrano's portfolio of designs. By clearly separating these three elements, Marrano helps customers better understand the full scope of an offsite build—eliminating surprises and ensuring informed decisions from the very beginning.

The process begins with an offsite investigation, designed to remove uncertainty and provide clarity. During this step, Marrano's professionals evaluate every critical detail needed to determine whether a lot/land is buildable and what it will take to prepare it.

That includes reviewing a survey of the property's four corners; ground conditions and foundation suitability; required setbacks and desired home placement; whether fill is needed; utility access; sewer availability or septic/well requirements; and any deed restrictions tied to the property.

Once this investigation is complete, the Marrano team provides an estimate of the costs required to make the lot buildable, giving homeowners an informed picture before moving forward.

### Choosing your home

While the investigation is underway, many customers work with a Marrano sales professional to select the home that best fits their lifestyle. Customers choose from Marrano's extensive inventory of exclusive designs.

Options include two-story, ranch and patio home designs; single-family homes ranging from approximately 1,700 to 3,500+ square feet; and patio



homes ranging from approximately 1,300 to 2,500+ square feet.

To balance personalization and efficiency, Marrano offers pre-designed packages for key living spaces such as kitchens, spa baths and primary bedroom suites. Homebuyers can also tour one of our model homes to experience floor plans, features and finishes firsthand.

### What to expect

Offsite construction is designed to ensure the same high standards and hands-on expertise that define every Marrano home. For that reason, we generally limit offsite construction to locations within 10 miles of the closest Marrano community. This allows our team to maintain close oversight throughout the building process and deliver the quality, consistency and service our homeowners expect.

To begin the offsite building process, a \$500 fee is required. This initial step includes a site visit with the customer and allows our team to evaluate the property in detail. Should you decide to move forward with the construction of your new Marrano home, the fee will be applied toward your purchase.

Every Marrano home comes with our Peace of Mind Warranty and is eligible for all current incentives, including the exclusive 3.9% APR interest rate mortgage buydown for the first 10 years of the loan, offering thousands in savings over that timeframe. "plus you qualify for the life of the loan with this rate."

**For more information on building offsite, call Marrano Homes at 716-675-1200 or visit Marrano.com.**

### BUFFALO



Recently completed, this is the last of only 3 homes available in Marrano's Colvin Estates, so don't miss out! Spacious bedrooms, including an expanded Primary Suite with large WIC and spa-like tiled shower. Loaded with desirable features, such as a 9' ceilings, a convenient Mud Room off the attached 2 car Garage, 2nd floor Laundry, cozy gas fireplace, and an open Kitchen/Family Room design that is perfect for entertaining! Call to schedule a tour! Marrano. **809-8678**

### AMHERST



New Patio Home community in Amherst. Harding Road features just 8 exclusive homesites in a prime, convenient location. Choose from ranch plans w/optional lofts or 2-story layouts, all the modern features you want. Deep lots, easy access to everything you need. Ask about Marrano's 3.9% APR mortgage buydown for 1st 10 years. Save thousands! Marrano. **809-8674**

### 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 bdms on 2nd-flr. Big tax savings w/condo status! Marrano. Visit model: 37A Stonham Place (off Main near Youngs) Sat-Wed 1-5. **809-8674**

### 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. EssexHomesWNY.com



Robert Bingel  
716-383-0004  
Salesperson

### LOCKPORT



Several move-in-ready designs to choose from in this "best kept secret" patio home community. Lockhaven Estates is a quiet neighborhood in a great location, just minutes from Transit Rd. Open-concept floor plans, high-end amenities, ranch designs w/first-floor primary suite. Enjoy carefree living—all exterior work handled by an association. Condo status provides significant tax savings. Marrano. Schedule your tour today. **809-8676**

### NORTH TONAWANDA



Marrano is proud to announce the next and last phase of its premier community in N.T. - Bush Meadows. Now available for sales, this popular Northtowns neighborhood has all the conv & designs you've been searching for - 2-story, ranch, primary suite down. High-end standard features. Exclusive 3.9% APR mortgage buydown. Ask about the model for sale at 299 Cardinal-Lots of extras! Marrano. Call for a private tour. **809-8677**

### LOCKPORT NEARING COMPLETION!



ESSEX HOMES: Construction nearing completion! 7290 Woodhaven Dr., 1929 sq.ft., 3 bdms, 2 baths – amazing new RANCH design! 9' 1st flr ceilings, open kitchen with wrap-around drybar, mudrm, primary suite with large walk-in closet and spa-worthy bathroom. Secondary bedrooms are privately off their own "wing". Quartz ctops throughout with modern designer finishes. Estate lot with beautiful backyard. New Home Warranty. Call to tour this home today! \$699,900



RaeAnn Plouffe  
716-725-7577  
Salesperson

### CLARENCE SALE PENDING



4675 Oakwood Lane 4-bed, 2.5-bath, Colonial on a peaceful cul-de-sac in the heart of Clarence Hollow! Updates include Lux Vinyl, tankless HWT, whole-house generator, newer AC, newer wall-to-wall carpeting & lighting fixtures, and a new septic system. Cozy fam rm w/newer gas frplc. Large eat-in kit opens to a bright 4-season room! \$574,900



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