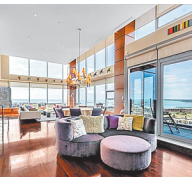




200 Delaware Avenue #1601 Buffalo • B1614178

\$1,575,000



Luxury at its finest! Exquisite 2 story home at the extraordinary Avant Condominium. This breathtaking 16th floor unit offers floor to ceiling windows, and the most fabulous fixtures and finishes available today. Sensational spaces for elegant entertaining and fantastic room for family and guests. First floor showcases a stunning foyer, powder room, sitting area, dining and living rooms. The gourmet kitchen is a chef's dream complete with custom cabinetry, Granite counters, 2 islands, top of the line appliances, butler's pantry, and wine fridge. Handsome den along with custom beautiful built-ins. First floor owners suite has a wonderful walk-in closet and glamour bath. Another bedroom and full bathroom up the first floor. 2nd floor boasts a fabulous family room, half bath, and another bedroom and full bath. Generous closets and private storage unit.



33 Gates Circle, Buffalo • B1617167

\$599,000



Graceful 2 bedroom condo in the grand Park Lane building. Renovated and decorated with beautiful paint colors and fine finishes. This 6th floor property needs to be put at the top of your list to see! An elegant foyer leads the way to sunlit rooms with scenic views and stunning spaces for entertaining. Bright kitchen boasts granite countertops and top of the line appliances. 2 nice sized bedrooms along with 2 beautiful baths (one walk-in shower is wheelchair accessible). A perfect in-unit laundry room. Wonderful woodwork and built-in bookcases, gleaming floors, and a handsome fireplace. Just steps away from specialty shops, fine dining, and the AKG Art Museum.



83 Bryant St #7D, Buffalo • B1631575

\$249,000



HOA covers snow plowing, garbage, building taxes, heat, electric, reserve fund, water and sewer fee, and builders insurance. Underground parking is \$295 a month. Spectacular 3 bedroom co-op with sweeping views of the city! Beautifully decorated and updated throughout with a spacious living and dining area that is perfect for entertaining. The stunning kitchen has gorgeous Granite and breakfast bar. All nice sized bedrooms (one is virtually staged as an office) and a fabulous renovated full bath complete with a new vanity, sink, and showerdoor. New ceiling fans, custom window treatments and closet organizers. Separate storage area, and accessible roof top area with breathtaking views of Buffalo.



59 Lexington Avenue, Buffalo • B1627486

\$619,000



An Elmwood Village gem with elegant design and spectacular spaces to entertain or just to relax and unwind. This 19th Century farmhouse boasts beautiful built-ins, wonderful windows, and an open floor plan with an all neutral decor. Gorgeous living and dining areas with a gas fireplace. Sunlit family room. Cozy den with bookshelves make working from home a breeze.



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#1 Agent in WNY!

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to your Home!**

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