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10 years of the loan—significantly lowering monthly payments when it matters most. Buyers can save approximately \$654 per month, resulting in nearly \$78,520 in savings over the first decade of ownership. This is not a short-term teaser rate, but a meaningful, long-term benefit that reshapes the economics of buying new. An added benefit of the program is that **buyers qualify at this low rate for the life of the loan**.

Safe & Sold Program

For many buyers, selling an existing home is the most stressful part of moving forward. Marrano's Safe & Sold Program is designed to eliminate that uncertainty. **Qualified homeowners receive one-on-one guidance from an experienced real estate professional, a 1% commission reimbursement on their existing home sale from Marrano, and professional staging services to help maximize appeal and value.** This allows for construction on the new home to start immediately, reducing the timeframe from closing on the existing home and moving into the new home. The result is a smoother transaction, stronger offers, and peace of mind throughout the process.

Minimum Deposit— No Construction Loan

Marrano simplifies the building process by eliminating the need for a construction draw loan. With only a minimum deposit, **Marrano carries the construction financing from start to finish. Buyers make no additional payments during construction** and close only when their home is complete. Fewer approvals, less paperwork, and reduced financial exposure translate into a far more straightforward and confident building experience.

An Extensive Selection of Move-In-Ready Homes Available Now

As an added advantage that no other builder can match, Marrano Homes has a huge selection of move-in-ready and near-completion homes just waiting for you **in all price ranges, designs, and locations throughout Western New York**.

Whether you're dreaming of a stunning single-family home, a carefree patio home, or a stylish townhome, Marrano has the perfect fit for your lifestyle, budget, and timeline. Many of these homes are staged with furniture and décor, making it really easy to imagine yourself living there.

For example, 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 for guests, family, or a home office, and another offering an **expanded first-floor living area** perfect for entertaining, with **three upstairs bedrooms** that provide flexible space for work, guests, or everyday living. All exterior work is handled by an association and condo status provides a significant tax break—saving time and money.

Experience "The Marrano Difference"

Only one builder in Western New York offers 70 years of experience paired with exclusive programs designed to make buying a new home smarter, simpler, and more rewarding—experience the difference for yourself.

Marrano Homes invites buyers to visit any of its six model centers, open Saturday through Wednesday from 1:00 to 5:00 p.m. To learn more, call **716-675-1200** or visit **Marrano.com**.

IN THE Spotlight

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



Spectacular model home for sale. This new home has the latest amenities, designs, and is move-in-ready. Featuring almost 3,000 sq.ft. of living space & features a stunning kitchen w/10' quartz island & 13x6 walk-in pantry. Spacious dinette, sunroom, & 18x12 covered rear patio. So many extras - A MUST SEE! \$999,900. Marrano. **809-8669**.

ORCHARD PARK NEARING COMPLETION!



ESSEX HOMES: Construction nearing completion! 7 Knoche Way, 2,823 sq.ft., 4 bdrms, 2.5 baths, 9' 1st flr ceilings, den, open kitchen with amazing 12' island, sunrm, mudrm, must-see primary suite with (2) large walk-in closets, quartz ctops throughout with stunning designer finishes. Beautiful estate size lot with private backyard. Close to Village of OP & OP Schools. New Home Warranty. Call to tour this home today! \$799,900

Robert Bingel
716-383-0004
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). Big tax savings w/ condo status! 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. **809-8668**

LOCKPORT NEARING COMPLETION!



ESSEX HOMES: Construction nearing completion! 7290 Woodhaven Dr., 1,929 sq.ft., 3 bdrms, 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 RaeAnn Plouffe finishes. Estate lot with beautiful backyard. New Home 716-725-7577 Salesperson. Warranty. Call to tour this home today! \$699,900

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