



CONTINUED FROM FRONT PAGE

essential, along with reliable internet connectivity. Large windows or the addition of skylights can make these spaces bright and welcoming.

Workshop spaces appeal to hobbyists and DIY enthusiasts. Whether you're into woodworking, automotive repair, or crafts, the garage's durability and ventilation make it ideal. Install adequate lighting, including task lighting over work areas, and ensure proper electrical outlets for power tools. Consider epoxy floor coatings for easy cleanup and durability.

Essential Infrastructure Improvements

Before adding features, address foundational upgrades. Climate control extends usability throughout the year. Insulating garage doors and walls, adding a mini-split system, or installing a space heater makes the space comfortable year-round. This investment is particularly crucial if you're creating entertainment or office spaces.

Lighting dramatically impacts functionality. Replace dim single bulbs with bright LED shop lights or track lighting. Motion-sensor lights add convenience while saving energy. For workshop areas, adjustable task lighting prevents eye strain during detailed work.

Flooring upgrades improve both aesthetics and practicality. Epoxy coatings resist stains, simplify cleaning, and brighten the space. Interlocking floor tiles offer cushioning and can be customized with colors or patterns. For entertainment areas, consider carpet tiles that provide warmth and sound dampening.

Electrical upgrades may be necessary for new functions. Additional outlets, dedicated circuits for power tools, or charging stations for electric vehicles require professional installation but significantly enhance utility.

Planning Your Transformation

Start by honestly assessing how you'll use the space. A garage trying to do everything often does nothing well. Prioritize two or three primary functions, then design around those needs. Measure carefully and create a layout before purchasing equipment or materials.

Consider permits and regulations. Converting garage space to heated living areas often requires permits and must meet building codes. Even simpler upgrades like adding electrical circuits typically need approval.

Budget realistically and phase projects if necessary. Storage solutions and organization can be tackled first on modest budgets, while entertainment systems or full conversions can follow. Quality materials and proper installation ensure upgrades last and maintain home value.

Your garage holds remarkable potential beyond parking cars. With thoughtful planning and strategic upgrades, this space can solve storage challenges, provide entertainment, or accommodate new functions that enhance your daily life. The key is matching improvements to your actual needs while maintaining flexibility for future changes.

**This article was created with some help from AI, but edited, reviewed, and fact-checked by a real person.*

IN THE *Spotlight*

BUFFALO



This brand-new, move-in-ready gem in Marrano's Colvin Estates is one of the last two homes available, 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**

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**

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**

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 bdrrms 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**

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 bdrrms 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**

LOCKPORT NEARING COMPLETION!



ESSEX HOMES: Construction nearing completion! 7290 Woodhaven Dr., 1,929 sq.ft., 3 bdrrms, 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 tops throughout with modern designer RaeAnn Plouffe finishes. Estate lot with beautiful backyard. New Home Warranty. Call to tour this home today! \$699,900



ORCHARD PARK NEARING COMPLETION!



ESSEX HOMES: Construction nearing completion! 7 Knoch Way, 2,823 sq.ft., 4 bdrrms, 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 tops 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

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 septi system. Cozy fam rm w/newer gas frplc. Large eat-in kit opens to a bright 4-season room! **\$574,900**

