



**HAPPY HOLIDAYS TO YOU AND YOUR LOVED ONES,  
AND A HEALTHY AND PROSPEROUS NEW YEAR!**

# Carol A. Esposito

Lic. RE Salesperson

**TOP PRODUCER IN WNY  
2012-2024**

**MOBILE 716-864-0478**

HOWARD HANNA  
REAL ESTATE SERVICES



EMAIL: CAROLESPOSITO@HOWARDHANNA.COM  
5462 SHERIDAN DR., WILLIAMSVILLE, NY 14221

\*Stats provided by MLS.



**SALE PENDING**

**CHEEKTOWAGA  
605 ROYCROFT BLVD  
\$239,900**

Charming 3-bed, 1-bath home is a super location, just mins to Main St & expressways! Gleaming hrdws throughout most of the home. New windows & 6-panel doors throughout. Attached garage w/epoxy flr '22, fully fenced yard, new roof & leaf gutter guards '22 & '23.



**SALE PENDING**

**WILLIAMSVILLE  
135 LORD BYRON LANE  
\$569,900**

Pristine, warm & inviting Patio home in desirable Nottingham Village. Stunning kit w/granite, isle w/brkfst bar & lrg eating area. Wonderful ensuite w/walkin closet & full bath. Beautiful windows & finishes throughout. Home is on a prime lot in the community and near all conveniences for day-to-day living!



**SALE PENDING**

**EAST AMHERST  
129 SAN FERNANDO LANE  
\$529,900**

Pristine 4 bed, 2.5 bath home on a lovely, private lot on the pond. The home features an open floor plan, perfect for day-to-day living or entertaining. Soft neutral paint tones throughout. Hrdws in most of the home. Kit w/granite, apps & large eating area. Highly rated Williamsville Schools!



**RECENTLY SOLD**

**CLARENCE  
5553 HIDDEN PINES CT  
\$770,000**

5-bed, 2.5 bath home on a 1-acre cul-de-sac lot in highly sought-after Lock Lea. Kit w/cherry cabs, brkfst bar & SS apps. Farm room w/skaring ceiling & layered stone gas fireplace. Formal liv & din rms. Den w/custom built-ins & French doors. New wall-to-wall carpeting in several rms! Fab yard w/irrigation pool & spa! Williamsville Schools!



**RECENTLY SOLD**

**CLARENCE  
8155 CLARHERST DR  
\$700,000**

Pristine 4-bed, 2 full & 2 half bath Colonial w/stunning curb appeal on a .97-acre private lot. Kit features includes hrdws, Wood Mode Cabinets, quartz countertops, brkfst bar, SS apps, including a prof line SS gas cooktop. Magnificent yard w/irrigation gunite pool, trex deck w/warming, hot tub, gazebo & sports court w/drainage. Wmvs! Schools.



**RECENTLY SOLD**

**CLARENCE  
5962 CORINNE LN  
\$875,000**

Stunning 4 bed, 2.5 bath Colonial in Waterford Estates. Magnificent hrdws throughout the 1st flr. Kit w/granite, center isle, lrg eating area & opens to the 2-story great rm w/gas frpic & magnificent windows w/views of the private yard & patio. Ensuite w/hrdws & glamour bath. CA closets throughout. Super location! Clarence Schools.



**RECENTLY SOLD**

**WILLIAMSVILLE  
59 TIMBERLANE DR.  
\$574,900**

4-bed, 2.5-bath home located in a classic, sought-after neighborhood in Wmvs! & offers the perfect blend of comfort, style & convenience. Kit features updated cabinets & countertops, & appliances. The cozy fam room w/frpic & lrg windows provides a perfect place to relax or entertain. Highly rated Wmvs! Schools!



**RECENTLY SOLD**

**CLARENCE  
5985 THOMPSON RD  
\$1,175,000**

Stunning all-brick ranch that combines classic elegance w/modern comfort situated on nearly 6 acres of private land. The home offers both privacy & wonderful outdoor space w/patio w/warming. Gleaming hrdws, cozy fam rm w/gas frpic & surrounded by windows is off the lovely well appointed kit. Ensuite w/frpic, 2 lrg walk-in closets & glamour bath.