



**OPENING DOORS ALL OVER WESTERN NEW YORK**

**Carol A. Esposito**  
Lic. RE Salesperson

**TOP PRODUCER IN WNY  
2012-2025**

**MOBILE 716-864-0478**

**HOWARD HANNA**  
REAL ESTATE SERVICES



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

\*Stats provided by MLS.



**NEWLY LISTED**

**EAST AMHERST  
179 QUAIL HOLLOW LN  
\$549,900**

4-bedroom, 2.5-bath Colonial in a prime location in the highly rated Wmslv school district. Stunning updated kit w/ custom cabs, granite, breakfast bar & charming eating area. Family room features a cathedral ceiling, hardwoods, a gas fireplace & a sliding door to the deck. Partially finished LL!



**SALE PENDING**

**CLARENCE  
4675 OAKWOOD LANE  
\$574,900**

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 new septic system. Cozy lam rm w/whewer gas frplc. Large eat-in kit opens to a bright 4-season room!



**SALE PENDING**

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

Charming 3-bed, 1-bath home in a super location, just mins to Main St & expressways! Gleaming hrdwds 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**

**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, appls & large eating area. Highly rated Williamsville Schools!



**RECENTLY SOLD**

**WILLIAMSVILLE  
135 LORD BYRON LANE  
\$555,000**

Pristine, warm & inviting Patio home in desirable Nottingham Village. Stunning kit w/granite, isle w/brkfst bar & lg 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!



**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 include hrdwds, WoodMode cabinets, quartz countertops, brkfst bar, SS appls, including a prof line SS gas cooktop. Magnificent yard w/inground gunite pool, Trex deck w/waving, hot tub, gazebo & sport court. Wmslv Schools.



**RECENTLY SOLD**

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

Stunning 4 bed, 2.5 bath Colonial in Waterford Estates. Magnificent hrdwds throughout the 1st flr. Kit w/granite, center isle, lg eating area & opens to the 2-story great rm w/gas frplc & magnificent windows w/views of the private yard & patio. Ensuite w/hrdwds & 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 Wmslv & offers the perfect blend of comfort, style & convenience. Kit features updated cabinets, countertops, & appliances. The cozy lam room w/frplc & lg windows provides a perfect place to relax or entertain. Highly rated Wmslv Schools!