



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

*Stats provided by MLS.



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 a new septic system. Cozy fam rm w/newer gas fpclc. 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 fl'ir, 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. Hrdwds 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 Path home in desirable Nottingham Village. Stuning kit w/granite, isle w/brkfst bar & lg eating area. Wonderful ensuites 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
5553 HIDDEN PINES CT
\$770,000

5-bed, 2.5 bath home on a 1-acre cul-de-sac lot in highly sought-after Lch Oceans. Kit w/cherry cabs, brkfst bar & SS appls. Farm room w/soring ceiling & layered stone gas fireplace. Formal liv & dr mrs. Den w/custom built-ins & french doors. New wall-to-wall carpeting in several rm's. Fab yard w/ground pool & spa! Wmsvl Schools!

RECENTLY SOLD

CLARENCE
8155 CLARHERST DR
\$700,000

Pristine 4-bed, 2 full & 2 half bath Colonial w/stunning curb appeal on a 57-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, trk deck w/awning, hot tub, gazebo & sport court. Wmsvl 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 fpclc & magnificent windows w/views of the private yard & patio. Ensuite w/hwdws & 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 Wmsvl & offers the perfect blend of comfort, style & convenience. Kit features updated cabinets, countertops, & appliances. The cozy fam room w/brkfst & lg windows provides a perfect place to relax or entertain. Highly rated Wmsvl Schools!