



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.



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 HWIT, whole-house generator, newer AC, newer wall-to-wall carpeting & lighting fixtures, and new septic system. Cozy fam rm w/newer gas frpic. Large eat-in kit opens to a bright 4-season room!



SALE PENDING

CHEEKTOWAGA
605 ROYCROFT BLVD
\$239,900

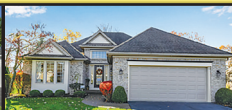
Charming 3-bed, 1-bath home on a super location, just mins to Main St & expressways! Gleaming hrdws throughout most of the home. New windows & 6-panel doors throughout. Attached garage w/epoxy flr '22, fully fenced yard, new roof & leaf gutter guards '22 & '23.



SALE PENDING

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

WILLIAMSVILLE
135 LORD BYRON LANE
\$555,000

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!



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 Loch Lea. Kit w/cherry cabs, brkfst bar & SS apps. Farm room w/sloping 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/inground 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 97-acre private lot! Kit features include hrdws, WoodMode cabinets, quartz countertops, brkfst bar, SS apps, including a prof line SS gas cooktop. Magnificent yard w/inground gunite pool, trex 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 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 Wmsvl & 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 Wmsvl Schools!