

# BN|HOME THIS WEEK'S *featured homes*

## 8931 Country Club Drive, Clarence

### SPECTACULAR MODEL HOME FOR SALE

Marrano Homes proudly presents the Model at 8931 Country Club Drive. This new home has the latest amenities, designs, and is move-in-ready! This well-appointed home features almost 3,000 square feet of main living space and showcases 9' ceilings on the first floor. It features a stunning kitchen with a 10-foot Quartz island and a 13 x 6 walk-in pantry. The spacious dinette opens to the Sunroom and 18 x 12 covered rear patio. The Family Room includes a gas fireplace and 12' tray cathedral ceiling. Primary suite features a sitting area and an ensuite spa bath with a 5 x 5 ceramic tile shower. Other features include luxury plank flooring on the first floor, a customer half-wall bookshelf, an open-tread stained staircase, and a sprinkler system. This is a MUST SEE! \$999,900. Visit the Woodland Hills model at 5211 Kandefers Trail, Clarence (Open Sat-Wed 1-5) or call to schedule a private tour today.



**Marrano**  
**(716)809-8669**  
**www.marrano.com**



## 5122 Kandefers Trail, Clarence

### NEW RANCH DESIGN - MOVE-IN-READY

Brand-new, hard-to-find, move-in-ready, sprawling ranch in Clarence. Spectacular new design combines modern styling with everyday flexibility. Spacious covered front porch, 3 bedrooms, 2 baths, gourmet kitchen, highlighted by a large center island, flows into the dinette. Enjoy the soaring 10-ft ceilings in the adjacent family room and formal dining room. Includes a convenient first-floor laundry, sunroom, home office/den, spa bath, and upscale amenities you expect from Marrano. Visit the Woodland Hills model at 5211 Kandefers Trail, Clarence (Open Sat-Wed 1-5) or call to schedule a private tour today.



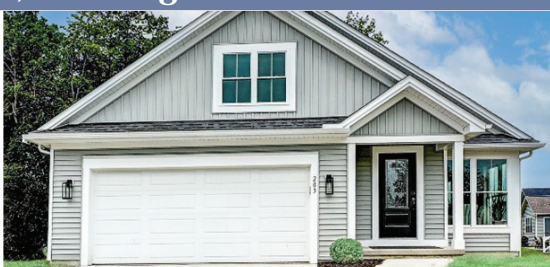
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## 4543 Camp Road L203, Hamburg

### TIME TO MAKE YOUR MOVE TO THE PATIO HOME LIFESTYLE

Marrano's Mission Hills Patio Home community is the perfect place to call home. It's time to leave the snow plowing and yardwork behind and let an association give you the carefree lifestyle you deserve. This move-in-ready design includes two first-floor bedrooms, 2 fulls baths, and a first-floor laundry for easy living. Open floor plan, high-end finishes, and modern conveniences will make you wonder why you didn't make this move sooner. Condo status in the community also entitles you to significant tax savings. \$521,900. Visit the model at 4543 Camp Road L208, Hamburg - Saturday to Wednesday 1-5 p.m. or call to schedule a private tour.



**Marrano**  
**(716) 809-8675**  
**www.marrano.com**



## Midtown Townhomes, Cheektowaga/Lancaster

### IT'S BACK - \$399,900

Discover modern living, where luxury meets affordability for an astonishing price of \$399,900! For a limited time, Marrano is offering this low, low price for its high-demand townhomes. Move-in-ready units available. Choose from two unique floor plans - primary suite on the first floor or an expanded living space with 3 bedrooms on the second floor. Enjoy carefree living - all exterior work done by an association plus condo status for significant tax savings. Visit the model at 120 Cloverleaf Ct. #1 (Transit Rd./across from Pleasant View). Open Saturday & Sunday 1-5 p.m.



**Marrano**  
**(716)809-8686**  
**www.marrano.com**



## Popular kitchen flooring materials

It's well-documented that kitchens are popular gathering spaces in homes. Perhaps that's one reason why homeowners looking to sell their homes direct so much attention to the kitchen before listing their properties. The real estate experts at Trulia note that emphasis is well worth it, as buyers inspect kitchens and primary bathrooms more than any other spaces in a home.

Cabinets and countertops garner considerable attention when pondering kitchen renovations, but it's equally important that homeowners pay attention to flooring when planning a remodel. The following are some notable flooring materials homeowners may want to consider as they plan to remodel their kitchens.

- **Ceramic tile:** Ceramic tile is a popular kitchen flooring material. The flooring experts at Avalon Flooring note that ceramic tile boasts an elegant and clean feel. Ceramic tile also is durable and easy to maintain. That simple maintenance includes ease of cleaning, as ceramic tile can be quickly cleared of spills and dirt tracked into a kitchen from outside. Ceramic tile also comes in a wide variety of colors, a versatility that undoubtedly adds to its popularity.

- **Porcelain tile:** Porcelain tile is another versatile option that can add instant aesthetic appeal to a kitchen. Porcelain tile is water-proof, which appeals to many homeowners

looking to renovate their kitchens. Porcelain also is easily cleaned and durable, as flooring experts estimate that porcelain tiles can last anywhere from 15 to 50 years. Porcelain tile also requires minimal maintenance, which appeals to busy homeowners.

- **Engineered hardwood:** Engineered hardwood is a popular choice that many homeowners appreciate due to its strength and aesthetic appeal. This flooring material is made with real wood that's reinforced to make it even more durable and water-resistant. The result is an easily maintained product that also can last as long as solid wood flooring so long as it's well-maintained. Various shades, designs and textures are available, which makes this a versatile option.

- **Laminate flooring:** Laminate flooring is a budget-friendly option that's available in a wide range of styles, colors and patterns. The smooth surface of laminate flooring makes it easy to clean, and it's resistance to water is another characteristic that appeals to homeowners. But spills on laminate floors are best cleaned up quickly, and the material is vulnerable to warping and staining if exposed to moisture for extended periods of time.

These are some of the options homeowners can consider as they ponder which material to install on their kitchen floors as they remodel these popular rooms.