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grow our longstanding relationships with the area's best vendorpartners, says Rocco Roshong, Director of Sales with Regency Builders. Visit us just one time, and you will surely feel the Regency Difference."

Homesites on Birch Lane in Williams-ville include spacious front and rear setbacks, with roughly 25' in-between homes (depending on floorplan). Lot-style options for building include traditional lots and even daylight lots for those looking to draw more natural light to a potentially finished lower living area. Move-in Ready Homes are also readily available at Regency Commons. Located within walking distance to Maple East Elementary, Transit Middle School, and Williamsville East High School, "this Exclusive Regency Neighborhood is a truly one of a kind", says Roshong. Homes starting from \$699,900.00 (including lot).

Open House Hours: Saturday (2/21) and Sunday (2/22) from 1-3pm, and by Appointment.

Homesite availability is limited. For more details, visit www.Regency-BuildersLLC.com or contact Regency Builders at 716-517-7439.

Regency Builders, LLC. is also proud to announce a Regency Exclusive- 27 Lot Subdivision coming soon to the TOWN OF PENDLETON, NY (Summer



of 2026). Large acreage Homesites will feature One- and Two-Story Custom Floorplan options for building. A brand-new two-story model home design is also planned for the Subdivision. Call Regency Builders today, to find out how to join our Regency Exclusive Wait List.

Additional Subdivisions and Estate Lots are also readily available across Western New York for building with Regency Builders. Current locations include Amherst, East Amherst, Clarence, Lancaster, Orchard Park, Williams-ville, and Pendleton. Or, On Your Land across Erie and Niagara County.

IN THE
Spotlight

LOCKPORT



Several move-in-ready designs to choose from in this "best kept secret" patio home community. Lockhaven Estates is a quiet neighborhood in a great location, just minutes from Transit Rd. Open-concept floor plans, high-end amenities, ranch designs w/first-floor primary suite. Enjoy carefree living - all exterior work handled by an association. Condo status provides significant tax savings. Marrano. Schedule your tour today. **809-8676**

AMHERST



New Patio Home community in Amherst. Harding Road features just 8 exclusive homesites in a prime, convenient location. Choose from ranch plans w/optional lofts or 2-story layouts, all the modern features you want. Deep lots, easy access to everything you need. Ask about Marrano's 3.9% APR mortgage buydown for 1st 10 years. Save thousands! Marrano. **809-8674**

CLARENCE



Spectacular model home for sale. This new home has the latest amenities, designs, and is move-in-ready. Featuring almost 3,000 sq.ft. of living space & features a stunning kitchen w/10' quartz island & 13x6 walk-in pantry. Spacious dinette, sunroom, & 18x12 covered rear patio. So many extras - A MUST SEE! \$999,900. Marrano. **809-8669.**

AMHERST UNDER CONSTRUCTION



ESSEX HOMES: Under Construction!
30C Essex Woods Lane - 1st Floor Primary Bedroom/Bathroom & added Sunroom!
3 Beds + 2.5 Baths, 2-car gar. w/2,674 sq.ft.
Move-In Ready Fall 2026! Condo Status, HOA, New Home Warranty - \$659,900



LANCASTER



Close-out Special. Last chance to own a brand-new townhome in Marrano's Lancaster community, Juniper Townhomes. Featuring 1st-floor Primary suite w/attached bath. Conv open Kitchen/Family Rm layout with gas fireplace (end unit). Big tax savings w/ condo status! Marrano. Call for info. **809-8678**

NORTH TONAWANDA



Marrano is proud to announce the next and last phase of its premier community in N.T. - Bush Meadows. Thirty homesites are now available for sale. This popular Northtowns neighborhood has all the conveniences & designs you've been searching for - 2-story, ranch, primary suite down. High-end standard features. Near the Erie Canal w/new walking & bike paths. Exclusive 3.9% APR mortgage buydown. Coming Summer 2026. Marrano. Call to schedule an appointment. **809-8677**

HAMBURG NEW COMMUNITY



ESSEX HOMES: Pleasant Woods Estates offers 22 beautifully treed, estate size, cul-de-sac lots. Prime proximity to the Village of Hamburg, Hamburg School District, & direct access to Glen Meadows Park. Homes starting in the \$600k's. Visit our offsite model home at 52 Knoche Way in Orchard Park Sat-Wed 1-5pm!



Robert Bingel
716-383-0004
Salesperson

CLARENCE SALE PENDING



4675 Oakwood Lane 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 frplc. Large eat-in kit opens to a bright 4-season room! \$574,900



Carol Esposito
716-864-0478
Lic. R.E.
Salesperson