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PHASE III DEVELOPMENT OF ESSEX GREENS AT WATERFORD COMPLETE

November 14, 2017 (Clarence Center, NY) – Essex Homes of WNY is pleased to announce that it has completed Phase III development of Essex Greens at Waterford, a luxury patio home community with condominium status located in Clarence Center, NY. The development is located near Transit Road off Dana Marie Parkway near Shimmerville and Roll Roads.

“Essex Greens is our most successful building project to date and demand continues to grow at an unprecedented rate. We’ve already made several sales within Phase III and we still have some great lots available from prior phases,” says Scott Henderson, Regional Sales Manager.

Essex Greens at Waterford was conceptualized as a community where homeowners approaching retirement or those simply looking to change their lifestyle can enjoy upscale living accommodations within a relaxed and informal setting. Each home plan design offers an open, light-filled interior and many sophisticated appointments which is ideal for those seeking a reduced-maintenance lifestyle without sacrificing luxury. Prospective homeowners may choose from five distinct ranch plans ranging from 1,600 to over 3,000 square feet along with first floor

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master suites, additional square footage expansions and optional second floors which are available in four out of the five plans. Patio home prices begin in the mid \$300's and reservations for lots may be secured with an initial deposit. In early 2014, Essex Greens at Waterford was granted condominium status. This resulted in additional benefits for homeowners including lower taxes and homeowner's association services including landscaping, lawn maintenance and fertilization, trash removal and monthly water service as part of a modest monthly assessment, which is currently \$195/month.

Essex Homes is currently constructing a new "Arbor" luxury patio home at 9069 Bancroft Drive featuring 2,234 sq. ft., two bedrooms, a den and 2.5 baths, priced at \$429,900. A new "Berkley" patio home at 9050 Covington Drive was just completed and offers 1,662 sq. ft., two bedrooms, a den and two full baths for \$387,900. A fully-furnished model home at 9072 Bancroft Drive showcases the largest of five patio home plans, the "Eastbrook," and features nearly 3,000 sq. ft. of luxury living space, three bedrooms, a den and three full baths.

"The charming, traditional architecture of Essex Greens and the sense of 'community' conveyed by all of the neighborhood residents provides the ultimate in design, quality and value. Located near to a 35-acre protected conservation area, the land surrounding Essex Greens is residence to abundant wild life, vegetation, and many picturesque walking and biking trails. The community's prime location near to Transit Road also provides convenient access to many commercial outlets," says Henderson.

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Investment in Essex Greens exceeded its projected \$12.2M mark which was anticipated as part of Phase II. Upon completion, this development will include 108 luxury patio home sites, assist in creating a tax base for both the Town of Clarence and Erie County and result in more jobs, according to Henderson. Essex Homes is also offering homeowners up to \$2,500 off select lot premiums for a limited time.

The “Eastbrook” model at 9072 Bancroft Drive is open daily from 1-5, closed Friday. For more information on living in Essex Greens at Waterford, contact Scott Henderson, Regional Sales Manager at 716.725.7577. Now celebrating its 25th year, Essex Homes has built more than 1,500 homes across Western New York in communities including Aurora, Clarence, Grand Island, Hamburg, Lakeview, Lancaster and Orchard Park. For additional information and to view all available homes within Essex Greens and our other communities, visit www.essexhomeswny.com.