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**ESSEX HOMES BREAKS GROUND ON FINAL PHASE OF
DEVELOPMENT IN ESSEX GREENS**

August 3, 2020 (Clarence Center, NY) – Essex Homes of WNY is pleased to announce that it has broken ground on Phase IV development of Essex Greens at Waterford, a 108-lot, luxury patio home community with condominium status located in Clarence Center, NY. The development is located east of Transit Road off Dana Marie Parkway near the intersection of Roll and Shimerville Roads.

“Essex Greens, with its condo status, has enjoyed great success since we first broke ground in 2014. There is a high level of interest from prospective customers as we enter this fourth and final phase of development and we have already taken many reservations for new builds as demand continues to grow. Classic traditional architecture, condo status, HOA services, and low taxes, combined with picturesque surroundings make this private community attractive to those seeking the ultimate expression of quality, design and value,” says Scott Henderson, Regional Sales Manager.

Essex Greens at Waterford was conceptualized as a private patio community that would offer prospective homeowners upscale living accommodations within a relaxed, yet informal setting. Home plan designs include open, light-filled interiors and many sophisticated appointments ideal for those looking to gain a reduced-maintenance lifestyle without sacrificing luxury. There are five distinct ranch plans to choose from ranging from 1,600 to over 3,000 sq. ft., along with first floor master suites, additional square footage expansions and optional second floors available on four out of the five plans. Essex Greens at Waterford offers condominium status, resulting in lower tax benefits for homeowners, as well as HOA services which include snow removal, landscaping, lawn maintenance, trash removal and monthly water service as part

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of a modest monthly assessment, which is currently \$200/month. Patio home prices begin in the upper \$300's and reservations are actively being accepted for Phase IV with an initial lot deposit.

"One of the community's most attractive features is its scenic natural setting courtesy of a protected, 35-acre conservation area. The surrounding land, much of which backs to the majority of the home sites, is home to abundant wildlife, vegetation, walking and bike trails. The community's proximity to Transit Road also affords residents quick access to many retail, dining, and entertainment venues. For a limited time, Essex Homes is offering homeowners up to \$10,000 off the remaining lots in Phase I or Phase II, in addition to providing the option to build in this fourth and final phase," says Henderson.

Essex Greens is the most ambitious and successful building project to date for Essex Homes of WNY. Total investment in the project upon final completion will be over \$50M. The 108 luxury patio home sites that will be realized upon completion of this final phase continue to create a tax base for the Town of Clarence and Erie County, while resulting in hundreds of jobs in WNY.

Currently, Essex Homes is constructing a new "Berkley" patio home at 5583 Chatham Lane, which will feature 1,674 sq. ft., two bedrooms, a den and two full baths, priced in the mid \$400s. A new "Arbor" will soon begin construction at 5578 Chatham Lane and will feature 1614 sq.ft., 2 beds, 2 baths, and be priced in the high \$300s. Prospective buyers may visit the fully furnished "Eastbrook" patio home model at 9072 Bancroft Dr. located off Dana Marie Pkwy. just east of Transit Rd., past the intersection of Shimerville and Roll Roads in Clarence, Center, NY. Hours are daily 1-5 p.m. (closed Thursday and Friday). For more information, contact Scott Henderson, Regional Sales Mgr. at 716.725.7577 (Model/Mobile) or shenderson@essexhomeswny.com

Founded in 1992 by the Nanula family, Essex Homes of WNY has built over 2000 homes across WNY in communities including Amherst, Clarence, East Aurora, Lancaster, Grand Island, Hamburg, Lakeview, and Orchard Park. To learn more about Essex Homes of WNY and to view available properties for sale or lease, visit www.essexhomeswny.com