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**ESSEX HOMES DEBUTS “ARLINGTON” MODEL
IN NEW AMHERST COMMUNITY**

June 5, 2020 (Amherst, NY) – Essex Homes is pleased to debut its new “**Arlington**” model home at 650 N. Ellicott Creek Road (Unit A), within the Villas at Essex Woods, Amherst, NY. The model is part of a new, 48-unit planned community of villas offering condo status, low taxes and homeowner association (HOA) conveniences, and is located off Sweet Home Road past the I-990N near the SUNY at Buffalo North Campus. The model is open every Sat/Sun from 1-5 pm or by appointment.

“We are very excited to bring a new Essex community back to Amherst, NY! This fully furnished model at 650 North Ellicott Creek Rd. showcases one of two open concept floor plan designs, the ‘Arlington’ and ‘Arlington II,’ that will be featured throughout this private, picturesque community. Residents of Essex Woods will also enjoy the many features and benefits of HOA services for a modest monthly fee which includes property insurance, water, landscaping, lawn maintenance/fertilization, and snow removal services,” says Scott Henderson, Regional Sales Manager with Essex Homes of WNY.

This new “Arlington” offers an open concept floor plan with 2,380 sq. ft., 3 bedrooms, 2.5 baths, and an array of luxury amenities, including an optional sunroom.

The model's charming exterior features maintenance-free double vinyl siding in "Ageless Slate" complemented by white trim, decorative stone accents, and vinyl shake siding at the front gables. Visitors are welcomed through a handsome covered front entry featuring Andersen® windows and a craftsman-style door with decorative glass and Essex "signature" trim. The spacious foyer showcases hardwood flooring, a box ceiling accentuated with crown molding, a sitting area, and a large coat closet. Luxury hardwood floors are also featured throughout most of the first floor, complemented by ceramic tile in the laundry room, main and master baths.

The foyer leads to an open kitchen format featuring L-cove crown molding, durable quartz countertops, a large island workspace with an "L" shaped breakfast bar overhang, a decorative ceramic tile backsplash, and white painted cabinetry. The addition of under-cabinet lighting, wood dovetail drawers with soft-touch guides and soft-close doors, and Whirlpool® stainless steel appliances enhance the kitchen's appeal. Beyond the kitchen is a spacious dining area for entertaining adjacent to a cozy great room complete with vaulted ceiling, a ceiling fan and a Heat n Glo® gas fireplace featuring a custom-built mantle with tile surround. An "optional" sunroom with cathedral ceiling features two walls of windows to invite the natural light and usher in spectacular views of the scenic natural surroundings, while a sliding glass door featuring Essex "signature" trim opens to a large concrete patio that is perfect for barbecuing or entertaining.

A luxurious, first-floor master suite is adjacent to the dining area. It features a box ceiling with ceiling fan and crown molding, along with a spacious walk-in closet and ceramic tile flooring. The adjoining, ceramic-tiled master bath features a comfort-height vanity with dual sinks, quartz countertops, and a private commode separated from the shower by a half wall. The glass-enclosed ceramic tile shower features a 12" deep seat, decorative wall tile accents and a mosaic-patterned shower floor. Additional first floor highlights include a powder room with hardwood floor, and a ceramic-tiled laundry room/mudroom offering convenient entry to an expansive two-car garage

complete with a Liftmaster® belt drive garage opener, and “dawn-to-dusk” garage coach lights for added comfort and security.

A craftsman-style oak staircase leads to the second floor with loft featuring a computer nook along with a large open area for relaxation or family activities. Two, spacious guest bedrooms provide easy access to a ceramic-tiled main bath featuring granite countertops and a tub/shower module.

“The Villas at Essex Woods offers luxury living along with a comfortable lifestyle where all your basic maintenance needs are met. The community’s natural surroundings offer a country-like setting with access to several picturesque bike paths and area parks, as well as proximity to nearby dining, entertainment and retail outlets, making this location a perfect combination of privacy and functionality,” says Henderson.

Adjacent to the model is a move-in-ready “Arlington” at 650 N. Ellicott Creek Rd. (Unit B) offering 2,204 sq.ft., 3-bedrooms (*including a first-floor master suite*), and 2.5 baths for \$389,900. Construction is also underway on three additional villas at 11 Essex Woods Lane featuring the “Arlington” and “Arlington II” floor plans. Units A&C (end units) feature the “Arlington” plan with 3-bedrooms (*including a first-floor master suite*), and 2.5 baths. Unit A is 2,380 sq.ft., includes a sunroom, and is priced at \$414,900; while Unit C is 2,204 sq. ft. and is available for \$389,900. Unit B (center unit) features the “Arlington II” plan and offers 2,124 sq.ft., 2-bedrooms (*including a first-floor master suite*), 2.5 baths and a rear covered patio, and is available for \$394,900. Both plans feature a spacious loft, a full basement, and a 2.5-car garage. Pricing within the Villas at Essex Woods begins in the upper \$350s. For more information and to find out how you can qualify for a promotion of up to \$10K in free options, contact Scott Henderson, Regional Sales Manager at 716.725.7577.

Founded in 1992, Essex Homes of WNY has built over 1500 patio homes, single-family homes and villas across WNY in communities including Clarence, East Aurora, Lancaster, Grand Island, Hamburg, Lakeview and Orchard Park.

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