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Artistic Rendering:

Courtesy Essex Homes of WNY

**ESSEX HOMES BREAKS GROUND ON NEW
LEWISTON DEVELOPMENT**

July 20, 2020 (Lewiston, NY) – Essex Homes of WNY is pleased to announce it has broken ground on **The Patios at Essex Ridge**, a new luxury patio home community located on Upper Mountain Rd. and Bronson Dr. near the Tuscarora Indian Reservation in Lewiston, NY. The announcement was made by Philip J. Nanula, president & CEO of Essex Homes.

This comprehensive three-phased development will encompass 88 tree-lined patio home sites upon final completion, with a total of 36 sites included in Phase I, which is now underway. One of the 36 homesites will include an Essex model home that will be open for public viewing. Prospective residents will have the opportunity to choose from five, distinct ranch plans ranging from 1600-3000+ sq.ft., including the *Arbor*, *Berkley*, *Concorde*, *Danbury*, and *Eastbrook*. All plans feature open floor layouts, optional second floors (*except Berkley*) two or three bedrooms, 2 full baths, full basements, rear-covered patios, 2.5 garages and a host of other luxury amenities. Estimated starting prices will begin in the low \$320s.

The Patios at Essex Ridge will offer homeowner association (HOA) services for a modest monthly fee, including landscaping, lawn maintenance, fertilization, and snow removal services.

The Patios at Essex Ridge is located near the original Nanula family homestead in Lewiston, formerly owned by patriarch, Savino P. Nanula, a long-time resident businessman and former chairman/CEO of Tops Markets, LLC. All Nanula sons, Phil, Paul, Steven and former NYS Senator, Anthony Nanula, currently reside and work within Western New York, sharing in numerous business holdings and interests, including real estate. These interests include Essex Homes of WNY, of which eldest son, Philip J. Nanula, has served as president and CEO for over 30 years.

“This 50+-acre development will be home to a private, picturesque community featuring classic architectural designs offering exceptional quality, design and value. The Patios at Essex Ridge offer proximity to an abundance of natural landscapes including the Niagara Escarpment, Niagara Falls, numerous wineries, and the quaint Village of Lewiston, which is bordered by the mighty Niagara River and Lake Ontario. Residents will enjoy convenient access to the Canadian border and the many shops, dining and retail outlets offered via Niagara County to the north, as well as proximity to Downtown Buffalo and surrounding Erie County to the south,” says Nanula.

According to Nanula, The Patios at Essex Ridge will have a projected economic impact of over \$30M upon final construction completion. Currently, the firm is in its final phase of development of Essex Greens at Waterford, a 108-lot luxury patio home community with condo status located off Roll Rd., E. of Transit in Clarence. In 2019, Essex Homes broke ground on the Villas at Essex Woods, a 48-unit community of villas with condo status, located off Sweet Home Rd. near the I-990 and SUNY Buffalo’s North Campus.

“Essex Homes chose to build in these locations in response to growing demand for upscale homesites in neighborhoods with prime locations. Given the enormous success of our other patio home projects, we are confident that The Patios at Essex Ridge will be equally successful,

attracting a broad cross-section of residents both within and outside of the Western New York area," says Nanula.

To learn more about The Patios at Essex Ridge, prospective buyers may visit the patio home model at 9072 Bancroft Dr. within Essex Greens at Waterford in Clarence. The model is located off Dana Marie Pkwy. just east of Transit Rd., past the intersection of Shimerville and Roll Rds. Hours are daily 1-5 p.m. (closed Thursday and Friday). For more information, contact Scott Henderson, Regional Sales Manager at 716.725.7577 (Model/Mobile) or shenderson@essexhomeswny.com

Founded in 1992, 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