

The Cottages in Hamburg

Designed for your Lifestyle

The key to happiness is finding the key to the right home. Wetzl Development's beautiful new patio home community, located in one of the most sought-after areas in the town of Hamburg, is sure to be a top contender when searching for a place to call home. Surrounded by Boston State Road, McKinley Parkway, and Newton Road, The Cottages is now open for buyers. Comprised of 45 lots, 17 have already sold since construction began in late 2020.

The Cottages has a beautiful view of the Boston Hills and is directly across from the 18 Mile Creek Golf course. Village shopping, Hamburg Brewing Company, Pelicano Vineyard Hamburg Winery, and Route 219 access are just minutes away.

Upon entering the new patio home community, you will be immediately captivated by the attention to detail throughout the property. The finely crafted homes are inspired by traditional English cottages and designed with a modern twist. Six models with various options and standard features are available to choose from, ranging from 1,233-2,254 square feet.

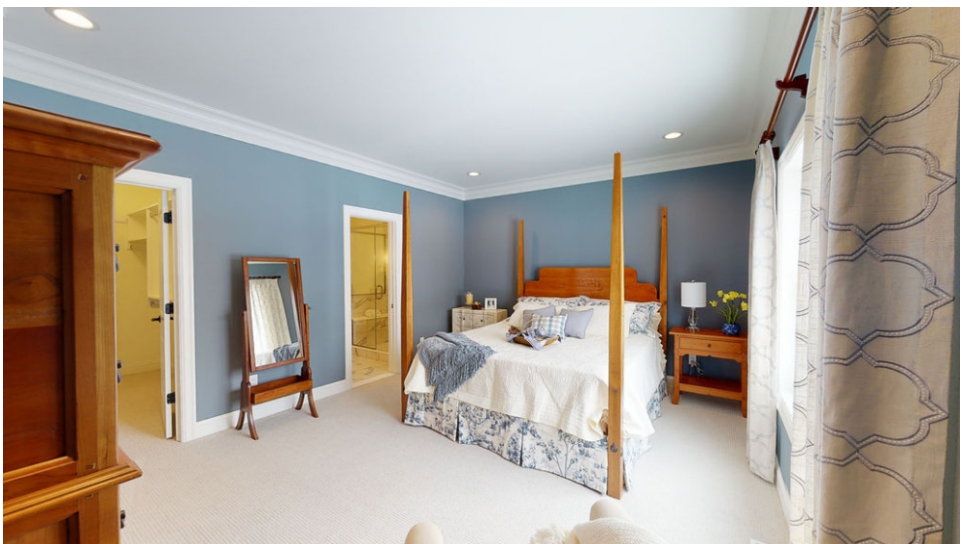
The completed Andover model is ready to view with two

bedrooms, two bathrooms, granite countertops, a stone fireplace, custom tile shower, and so much more. Wetzl Development understands the versatile lifestyles of the community, which is why some of the models offer a second-floor option. That area allows room for a loft space, additional bedrooms, additional bathrooms, a study, and/or storage.

All plans present a full basement with 8' ceiling height, two-car garage with opener, and first floor laundry. Interior features include 8'/9' ceilings on the first and second floors (if applicable), walk-in showers and closets in the master bedroom, and a fireplace in the family room. Granite countertops are standard in the kitchen, and homeowners have the choice between a gas or electric range and dryer hookup.

Exterior features include 30-year architectural roof shingles, Pella windows, vinyl siding, and a partial stone front. The landscaping package includes a front yard sprinkler system. Covered decks can be added for those who enjoy recreation, relaxation, and/or entertaining outdoors.

The Cottages offers a maintenance-free lifestyle through condo status, with Home Owner



Association dues set to be approximately \$150 per month. The benefits of the HOA include plowing, shoveling, lawn mowing, front home landscaping, water/sewer, and trash pickup.

Prospective buyers are invited

to schedule a tour at The Cottages where they will be able to experience the beautiful and thoughtful design of the model, along with the layout of the community. The Wetzl

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Development team is committed to providing quality, reliable, and professional service. They have proudly been building in Western New York for over 40 years, with Stonebridge Patio Homes being among their many finished projects. With a staff that is personally involved from the very beginning to the moment the keys are in the buyer's hands, they are sure to turn homeowner visions into reality.

Tours at the model, located at 6385 Boston State Road, Hamburg are open Saturdays and Sundays from 1pm-4pm and by appointment. For more information, contact Brenda Pope at 716-649-3499, ext. #1 or Judy Black at 716-310-4085. For a socially distanced viewing, floorplans, model photos, and a virtual tour can be found on the Wetzl Development website: www.wetzldevelopment.com

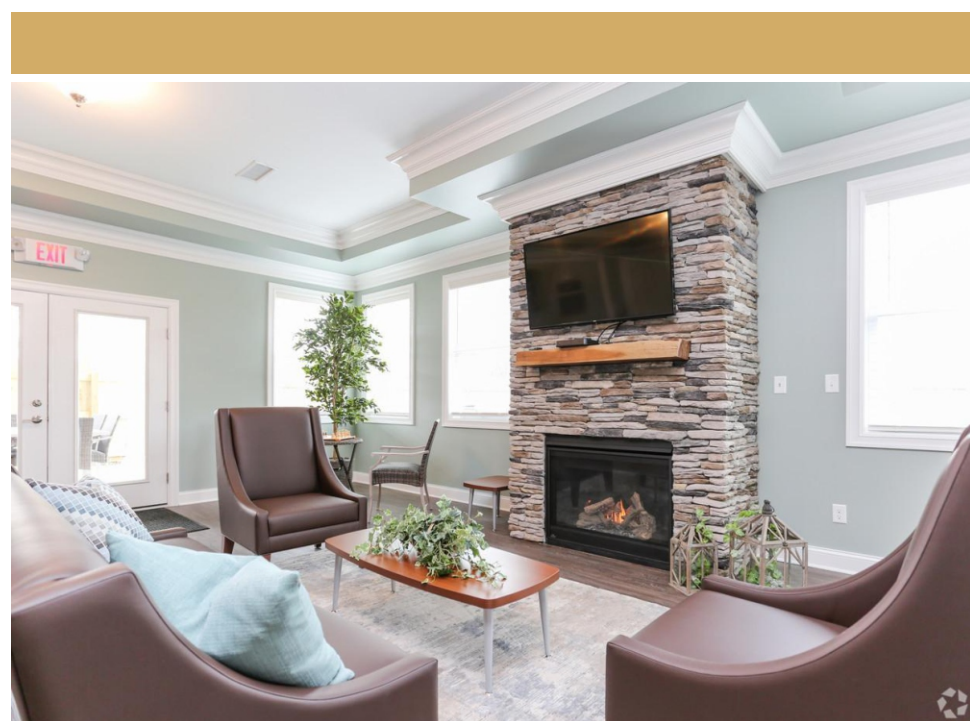
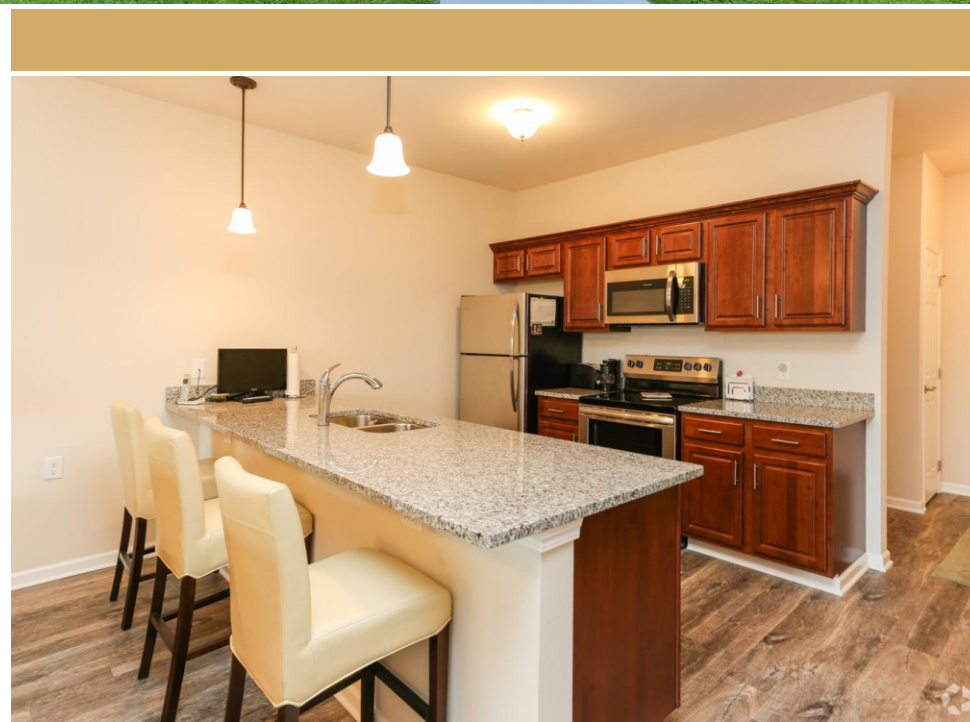
Also featured in the town of Hamburg, is Foster Brook Senior Apartments-a project by Wetzl Development completed in 2020. This luxury senior apartment community is situated on Southwestern Boulevard

between Camp Road and South Park Avenue. Access to various local businesses, a shopping mall, Lake Erie beaches, and downtown Buffalo are just a short drive away.

Named after Foster Brook, a tributary that runs through the property, this 55+ senior community is comprised of 4 apartment buildings with 29 apartments in each, a clubhouse with various amenities, and in-building/exterior garage parking options. Foster Brook's clubhouse features a full kitchen, community room, fitness room, business center, patio with fire pit, and fenced-in dog park.

Each building offers top of the line security features, modern design elements, and gathering rooms. Our apartments range from 742 square feet to 1,272 square feet, with nine different layout options. All apartments are equipped with stainless steel appliances, granite countertops, an in-unit standalone washer and dryer, a balcony/patio, and central air. Heat, water, trash, basic cable, and home phone are included in the rent. There is a pet friendly building available.

For more information, availability, and/or to schedule an apartment tour, contact Brenda Pope at 716-649-3499, ext. #1. Apartment photos can be viewed on the Wetzl Development website: www.wetzldevelopment.com



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