

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 total homes, 20 lots are still available. Some sites offer a more private environment and views of nature.

Set within the Hamburg School District, the Cottages has a beautiful view of the Boston Hills and is directly across from the 18 Mile Creek Golf course. It's a great location for those who love walking and biking. Village shopping, Hamburg Brewing Company, Pelicano Vineyard Hamburg Winery, and Route 219 access are just minutes away. Enjoy beautiful sunsets at Lake Erie or great entertainment downtown Buffalo. The I-90 is nearby for short trips to Rochester, Canada, and beyond.

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.

All plans present a full basement with 8' ceiling height with escape window, two-car drywalled garage with opener, and first floor laundry. Interior features include 8'/9' ceilings on the first and second floors (where applicable), a gas fireplace in the family room, and walk-in showers and closets in the master bedroom. Buyers have the option to customize their bathrooms with granite countertops and luxurious walk-in tile showers. Wood framed mirrors hang over the bathroom vanities. Buyers have the choice of hardwood or ceramic tile in the laundry room, kitchen, family room, and bathrooms. Carpeting is standard in the bedrooms. Beautifully crafted Century Gatehouse cabinets and granite countertops are standard in the kitchen, with the choice between a gas or electric range and dryer hookup.

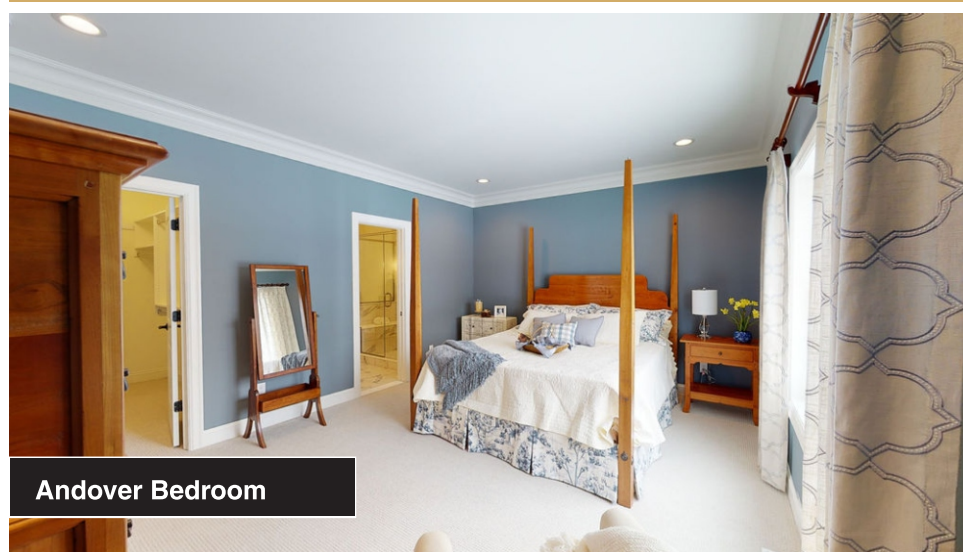
Wetzl Development understands the versatile lifestyles of the community, which is why some of the models offer a second-floor option. That area allows room for a loft space, additional



Freeport Kitchen



Easton Kitchen



Andover Bedroom

bedrooms, additional bathrooms, a study, and/or storage.

Exterior features include 30-year architectural roof shingles, Pella windows, vinyl siding, and a

partial stone front. Consider staining the front door and choosing a stained pine porch ceiling to match. The landscaping package

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includes a front and side yard sprinkler system. Covered decks can be added for those who enjoy recreation, relaxation, and/or entertaining outdoors. Fiberon decking is the right choice for durability and sustainability.

The Cottages offers a significant tax break through condo status and a maintenance-free lifestyle through a Homeowner's Association with dues set to be approximately \$150 per month. The benefits of the HOA include plowing, shoveling, lawn mowing, front home landscaping, water/sewer, sprinkler system, street lighting, and trash pickup.

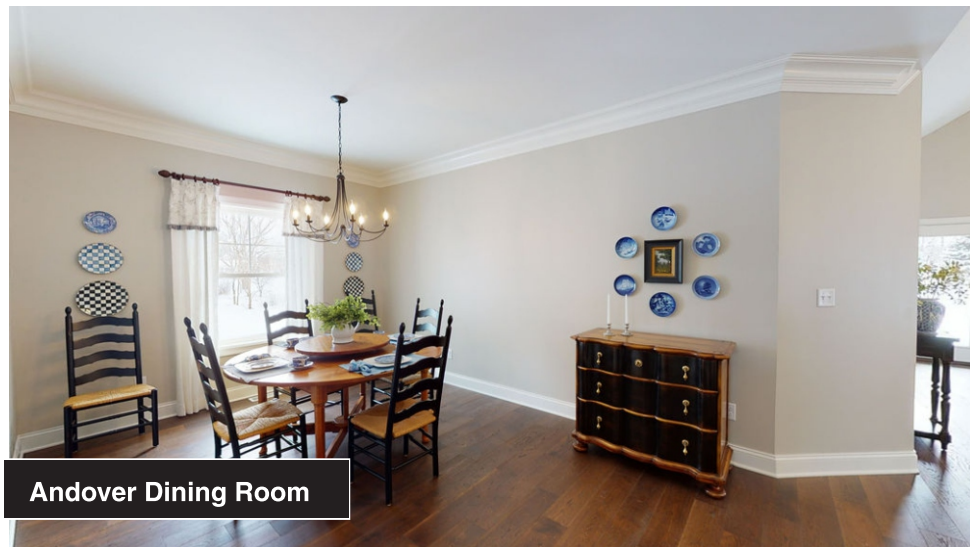
The completed two-bedroom, two-bathroom Andover model is ready to view. As you enter through the garage, you'll step into the laundry room. A coat closet and handcrafted wood-stained bench with hooks above are stationed to your left. Granite countertops with a gorgeous full tile backsplash and decorative range hood adorn the kitchen. The cabinetry is tall with a glass display and lower cabinet microwave. The walk-in pantry is ideal for those who love to create in the kitchen. You'll be captivated by the open layout containing the kitchen, dining room, and living room with the cathedral ceiling and custom Ledgestone gas fireplace. Step out onto the covered deck to enjoy the view. The master bedroom is spacious with an impressive wood shelving system installed in the walk-in closet making all your clothing organization dreams come true. As you step into the master bath,



Bridgewater Family Room

you'll be mesmerized by the custom tile shower with a seat and glass door. Two oval framed mirrors embellish the two-sink vanity with a granite countertop. The main bathroom is complete with a fiberglass tub and linen closet located just outside the door. The guest bedroom is at the front of the house with a spacious French door closet including a vinyl wire shelf. Venture downstairs to the full basement where you can envision the possibilities.

The Wetzl 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. The selection of options is organized and simple. They understand how valuable time is and strive to make the building process efficient and effortless through the use of their building software. They have developed relationships with subcontractors and vendors that truly pride themselves on their craftsmanship, using quality materials and products. 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.



Andover Dining Room



Andover Master Bath Shower



Andover Master Bath

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. Tours at the model, located at 6385 Boston State Road, Hamburg are open Saturdays from 1pm-4pm or by appoint-

ment. For more information, contact Brenda Pope at 716-649-3499, ext. #1 or Katie Dehr 716-912-5630. For a socially distanced viewing, floorplans, model photos, and a virtual tour can be found on the Wetzl Development website: www.wetzldevelopment.com