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To: All of WNY
 From: **Holcberg, Ltd.**
 Santa knows we are one smart, hardworking, powerfully creative group of Real Estate professionals consistently bringing the Sellers we represent benchmark prices.
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Brompton Estates

This extraordinary custom built & designed home is not only stunning, the condition, floor plan & amenities make this 98% brick home a true gem. This fabulous home sits on a lot w/gorgeous landscaping, curb appeal, a circular driveway & portico. Interior marble 2 story foyer, turned staircase opens to lovely liv. & din. rms., kit. & fam. rm. Family rm. has wbf. & wet bar. 4 huge bdrms. & 3 full baths on second. 1st flr. boasts bdrm. & full bath. \$775,000.



Hunt Real Estate ERA
 631-4800
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On the Cover

Welcome
 Michele Hovey
 to our Sales team!
 652-5758 office
 743-5342 voicemail

BUFFALO: \$104,900. (W688). New Priced Vinyl siding, new windows, furnaces, carpet & paint. 631-8300 Ann Caruana 912-9255.	LOCKPORT: \$48,900. (W649). New Price! 2/2 all brick double. 631-8300 Russ Altairno 743-6392.	MARILLA: \$364,900. (O223). New! Historic homestead! 5 bdrm. w/2 apts. On 30 acres. 652-5758 John Clapp 207-0657.	WEST SENECA: \$139,900. (E415). New Listing! Twnhse. w/2 bdrms., 1.5 baths. 652-5758 Carol Lafferty 997-1850.
CLARENCE: \$284,500. (W627). The Hollows. Spacious ranch style patio home meticulously maintained, monthly fee includes snow removal! 631-8300.	EAST AMHERST: \$204,900. (G514). Awesome Colonial w/sunk-in fam. rm., spacious master & private yard w/patio. 689-2525.	HAMBURG: \$166,000. (O216). Pride of ownership! Exceptional raised ranch in Roundtree Village. Sliding doors to deck over lg. yard. 667-2525.	HAMBURG: \$144,900. (W673). Awesome upper villa 2 bdrms., 2 baths, maple kitchen, hwd. floors, covered porch, garage. 631-8300.

What An Opportunity

Wonderful neighborhood, gorgeous fenced lot w/2 decks, newer pool & patio are just the beginning. This beautifully maintained & totally updated & renovated home is not only immaculate but fabulously decorated as well. Neutral plush wall-to-wall in liv. & din. rms., stairs & hall. Gorgeous bath has cherry vanity, ceramic flr. & whirlpool. Great taste & colors throughout. Lovely ceramic flr. in foyer, re-done half bath. Loads of oak cabinets & spacious eating area in kit. \$159,900.



Barbara Baker
 861-1879
Hunt Real Estate ERA
 631-4800



On the Cover

Should I stay or should I go?

Homeowners who are outgrowing their home often struggle with the decision to expand the house or build a new one. Having designed more than 100 additions and new homes over the past few years, I have helped many homeowners confront these choices.

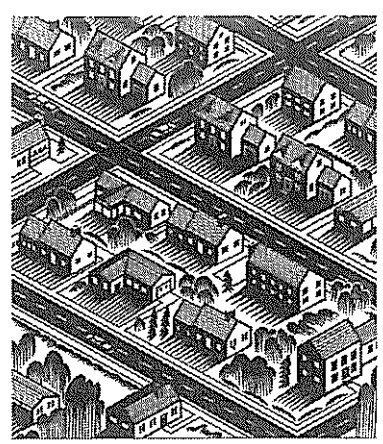


David Fleming

The decision should be made only after the homeowner has thoroughly analyzed four important factors: context, site, building and cost.

The context of your house is the adjacent houses, street and immediate neighborhood. Neighborhoods with mature trees and landscaping are attractive but take time and money to look that way.

If you live in an older neighborhood, chances are you have mature landscaping



If you live in an older neighborhood, chances are you have mature landscaping and an interconnected street network, which offers more patterns for walking, biking and driving.

Part 1 of 2

that newer neighborhoods don't have. Another feature of older neighborhoods is the interconnected street network, which offers more patterns for walking, biking and driving than cul-de-sacs.

Cul-de-sacs are lollipop-shaped dead-end roads that dominate recent suburbs. Originally, they were used only where topography required a dead-end, for instance where a steep valley would not allow a street to connect.

While short, cul-de-sacs do offer a quiet and private street, the streets they are connected to are often wider and much more traveled by automobiles.

The width of a street is worth considering. There are different opinions on whether wider streets are safer. Most people will drive faster on a wider street.

On the other hand, wider streets are easier to navigate with regard to backing out of a driveway or passing a parked car. Most pre-World War II neighborhoods feature streets less than

27 feet in width, while most post-World War II neighborhoods feature streets greater than 27 feet in width. A 27-foot wide street accommodates two travel lanes and one parking lane.

The site refers to the land surrounding your house. Your town building department can provide information on the minimum zoning setbacks at the front, side and rear lot lines of your property.

If you look at the survey of your existing property, you can now determine how much space is left between the setbacks and the existing house — space for the addition you are considering. You will quickly see what limitations your existing site has.

For instance, a narrow, deep lot may only allow for a very minimal expansion to left or right sides of the house, while allowing more significant space to the rear of the house. Maintaining proper access to an existing detached garage to the side and rear of the main house can present additional restrictions on the size and location of the addition.

A common desire among owners of new and old homes is to increase the garage space. In most cases, the existing house, garage and driveway were designed and located on the site without anticipating the future expansion of the garage.

If you are in the process of building a new home on a new site, keep in mind the prospect of building in phases and which future expansions are most likely. I strongly recommend you spend time reviewing a site plan showing potential future expansions. Consider predominant views, orientation with regard to the sun and prevailing winds, tree locations, outdoor patios, pools, and play areas.

NEXT: The building and costs.

David Fleming of DRF DESIGN is a registered architect in New York and Virginia. He is a board member for the Buffalo-WNY chapter of the American Institute of Architects.

"Seasons Greetings"

FROM OUR HOUSE TO YOURS... THE COLVIN FAMILY

Wishes You & Yours A Beautiful Holiday Season Filled With Love, Peace, Health & Happiness That Extends Throughout The New Year.

Ray & Camille Colvin
 812-0029 or 743-6533

Our sincere thanks to all for a successful 2009. As always, we look forward to helping you in 2009.

Happy Holidays!

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