

BN|HOME

YOUR BUFFALO HOMEFINDER

ADVERTISING



Continued from front page

Q: Who are good candidates for using their home as a short-term rental?

Douglas: Those who have a second home or own a home in a big city, in the countryside, or by a shore that they don't occupy year-round. They can pull from people who want to go on a vacation but also want to feel at home instead of locked up in a hotel room.

Q: What are the typical rules/laws regarding short-term rentals?

Douglas: Each state and municipality has its own rules and regulations. They may require a zoning certificate, business license, zoning approval or permit, occupational license, short-term rental license, rental registration, and rental license. Most states also require that the maximum length of stay is 30 days, although some allow more. As the owner, you must report all business income, as well.

Q: What steps are involved with preparing your home for short-term rentals?

Douglas: Remove or limit your personal items, as the tenant will want to feel like they are on vacation and not at someone else's home. Make sure you clean thoroughly. Consider hiring a property management company that will send a professional to come clean the home after every use. Install remote locks so that no one will lose or even steal a key, and all the tenant needs is the code.

Marisa Simonetti, owner of Simonetti Real Estate Team, Minneapolis: You'll want to provide a comfortably furnished space and high-speed Wi-Fi to your future tenant. If the home is clean and in updated condition, a nice living, bedroom, and bathroom space for the tenant will complete the setup.

C.L. Mike Schmidt, attorney with Schmidt & Clark LLP, Washington, D.C.: Reviewing your homeowner's insurance policy to see if it covers short-term rentals is a crucial step in protecting yourself and your property. In some cases, you may need to purchase additional coverage specifically for short-term rentals to ensure adequate protection against potential risks.

Q: How much should readers expect to budget for these preparations?

Douglas: Expect to spend around \$200-\$250 per room that your guests will be using.

Q: Is renting out your home short-term worth it or not?

Douglas: If you have the funds, are in a popular area, have the time, and are just looking for extra income, this can be a great decision. But if you're just starting out, this may not be for you as it takes a lot of time, effort, and money.

Simonetti: If you have extra unused space and don't mind sharing, then it can be a great setup. If having people close to your space doesn't feel worth the extra income, then it's not worth it.

Alexander Thornton, Florida attorney: Review local laws and regulations regarding short-term rentals. While many third-party platforms offer their own insurance, it would be wise to review your homeowners and, specifically, rental insurance addendums. Ensure that it covers short-term rentals and liability for guests. It is also important to establish comprehensive house rules that cover important aspects like check-in and check-out times, noise levels, smoking policies, and any specific rules unique to your property.

IN THE Spotlight

LANCASTER



Meticulously designed Patio home in Plum Creek is under const. Craftsman-style front porch, landscaping & maint-free deck are included. Open floor plan, living rm/din rm combo, gas flpc, cath clg, gour Kitch, granite counters & LVP flrs & more. Marrano. Call **809-8676**.

WEST SENECA



West Seneca single-family comm-Greenspring Reserve. Beautiful, wide homesites, conv location. Choose from ranch, 2-story, primary bdrm down, great amenities. O.P. schools. 4.9% APR Mortgage buydown. Ends 7/31. Marrano. 111 Greenspring Ct. Call for info. **809-8676**

WEST SENECA



Move-in ready W. Seneca townhomes from the low, \$300s. Two-sty bldgs in 2- & 4-unit conf/2 spacious bdrms on 2nd flr. Great open plans/features. Conv loc off Transit Rd. Maint-free ext & big tax savings. Big incentives. Limited inventory. 801 Carriage Ln-Sun/Mon 1-5. **809-8685**

LOCKPORT



Hard-to-find ranch design in Lockport is move-in ready. Open for plan, lg kitchen w/island, dining area, family rm, prim bdrm has WIC, private bath, dual sinks & walk-in shower. Cath clgs, gas flpc, 1st-flr laundry, LVP fir, full front/back covered porches. Star Point Schools. Marrano. **809-8681**

HAMBURG



Mission Hills Patio Homes- ready for you to move right in. Private lot w/woods in rearyard. Open layout. 1st-flr Prim bdrm w/WIC & bath. 2nd first-flr bdrm & main bath. 3rd bdrm upstairs. Lg island in kitch w/granite counters. Upgraded flrs, Maint-free ext. \$539,900. Marrano. **809-8688**

LEWISTON



ESSEX HOMES: Just Built & Move-In Ready! 5150 Bridle Path Ln., 2,613 sq ft w/ 4 beds & 2.5 baths, 2-car gar. Open design w/modern finishes! Den, grt rm w/flpc., kit w/walk-in pantry, tax-saving Condo Status. HOA. \$579,900.

Dean Purpura
716-725-7577
Salesperson

ORCHARD PARK B1547907



ESSEX HOMES: Move-In Ready!
32 Furlong Dr. w/3159 sq ft, 4 bdrms, 2.5 baths, den, din rm w/coffered ceil., kit w/9' island, fam rm w/flpc., sunrm., mudrm., 2nd flr Indry, primary suite w/glam bath! Spacious lot! \$899,900.

Robert Bingel
716-383-0004
Salesperson

WILLIAMSVILLE NEWLY LISTED



30 Deer Run Ct. 4879 sq ft, 5 bed, 3.5 bath custom-built home on cul-de-sac. Stunning Wood Mode kit. Magnificent en-suite w/glamour bath & sitting area! Gorgeous yard w/pool & pool house. \$974,900

Carol Esposito
716-864-0478
Lic. R.E. Salesperson

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MOVE-IN READY HOMES

24B ESSEX WOODS LANE, AMHERST, NY \$505,900 Villas at Essex Woods 2,421 Sq.Ft., 3 Bed, 2.5 Bath OPEN SAT & SUN 1PM - 5PM	5164 BRIDLE PATH LANE, LEWISTON, NY \$499,900 Essex Ridge 1,674 Sq. Ft., 2 Bed, 2 Bath OPEN SAT & SUN 1PM - 5PM
5150 BRIDLE PATH LANE, LEWISTON, NY \$579,900 Essex Ridge 2,613 Sq. Ft., 4 Bed, 2.5 Bath OPEN SAT & SUN 1PM - 5PM	56 GLEN MEADOW DRIVE, E. AMHERST, NY \$674,900 The Preserve at Glen Meadow 1,674 Sq. Ft., 2 Bed, 2 Bath UNDER CONSTRUCTION

PATIO HOME SALES
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All Essex patio home communities conveniently offer a low-maintenance lifestyle inclusive of Homeowner Association services along with substantial property tax savings via their Condo Status!

BUFFALO NEWLY LISTED

 120 Meadow Rd. Sophisticated French Provincial home in a super location near Delaware Park, the 33, restaurants & shopping! Stunning Auburn Watson kit w/marble counters, Viking gas range, & SS appls. The home is beautifully appointed throughout. Patio w/new awning & gorgeous gardens. \$850,000
Carol Esposito
716-864-0478
Lic. R.E. Salesperson

CLARENCE NEWLY LISTED

 8382 Black Walnut Dr. Stunning curb appeal! Lrg kit off cozy fam rm w/hrdwds, gas flpc & beautiful windows. New w/w carpet & freshly painted throughout. Yard w/inground pool w/new liner, hot tub, awning & shed. Whole house generator. \$750,000
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New Listing

198 Smallwood Drive, Amherst, NY 14226 \$649,900

Lovely curb appeal and a mature and private backyard best describe the first impression upon viewing this wonderful 4 bed, 2.5 bath Snyder home. Open floor plan, hardwood and quarry tile floors are found throughout. All rooms are filled with natural light from the gorgeous pella windows. Enjoy the ambiance of the corner wood burning fireplace. Updated kitchen is marvelous with handsome wood cabinets, granite counters, breakfast bar, island and top stainless steel appliances. Kitchen opens to the family rm and has access to the lovely yard which provides space for relaxation and entertainment. Second floor is fabulous with huge bedrooms and large walk-in closets. This is surely the Snyder home you are looking for!

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NEWLY LISTED	CLARENCE: 8382 BLACK WALNUT DR. \$750,000 3682 sq ft Colonial w/stunning curb appeal! Welcoming 2-story foyer w/hrdwds! Lrg kit off cozy fam rm w/hrdwds, custom built-ins, gas flpc & floor-to-ceiling windows. New w/w carpeting & freshly painted throughout. Private yard w/inground pool w/new liner, hot tub, awning & shed. Whole house generator, tankless HWI, & AC (22-23)
NEWLY LISTED	BUFFALO: 120 MEADOW RD. \$850,000 Sophisticated French Provincial home in a super location near Delaware Park, the 33, restaurants & shopping! Stunning Auburn Watson kit w/marble counters, Viking gas range, & SS appls. The home is beautifully appointed throughout. Patio w/new awning & gorgeous gardens
NEWLY LISTED	WILLIAMSVILLE: 30 DEER RUN CT. \$974,900 4879 sq ft, 5 bed, 3.5 bath custom-built home on a cul-de-sac lot. Stunning Wood Mode kit. Magnificent en-suite w/glamour bath & sitting area! Fam rm w/cathedral ceiling & wet bar. Gorgeous yard w/pool & pool house
UNDER CONTRACT	WEST SENECA: 142 VILLA MARIA RD. \$389,900 Stunning move-in ready 4 bed, 2.5 bath Colonial in the Orchard Park schools. Kit w/Quartz, SS appls, isle w/brkfst bar, & lux vinyl. New furn, AC & tankless HWI. Newer siding & windows. Fully fenced yard w/new stamped concrete patio & shed. Too many updates to list!
SALE PENDING	CLARENCE: 4982 ANFIELD RD. \$1,300,000 Custom built 5462 sq ft, 5 bed, 3.5 bath Patio home w/open flr plan. Gorgeous kit w/white cabs. Quartz & prof line appls. 1st flr en-suite w/glamour bath. Finished LL. Deck w/new awning. Home has Condo Status!

EMAIL: CAROLESPOSITO@HOWARDHANNA.COM
5462 SHERIDAN DR., WILLIAMSVILLE, NY 14221
*Stats provided by M.L.S.