

Chronicle Ad-Viser

There are 105 Classified Ads in this issue.
Sunday, July 23, 2017 — 11,245 Circulation



LOOK INSIDE FOR THE FOLLOWING ZONED INSERTS:

**TOPS • RITE AID
 ALDI • SAVE A LOT**



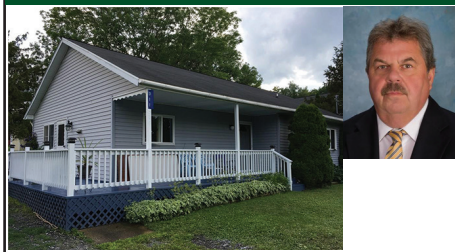
Keuka Lake Office

229 Lake St.,
 Penn Yan, NY 14527
(315) 536-2700

nothnagleHTC.com

Nothnagle REALTORS® Hometown Choice

NEW LISTING - KEUKA PARK



\$119,500 MLS# R1062799 PC 54750
 Cozy Ranch has an open kitchen, dining, living room floor plan w/2-3 BR, located on a quiet street. The wrap around deck is a great place to entertain family & friends.

Bruce Warfield* 315-945-8152

OPEN HOUSE • SAT., JULY 29 • 1-3 PM



\$289,900 MLS# R1061209 PC 53290
REMARKABLE RANCH! Lovely open floor plan, 3 BR 2 FBTH, full WO basement, covered front porch, 2 car attached garage. Couldn't ask for much more!

Bruce Warfield* 315-945-8152

OPEN HOUSE • SAT., JULY 29 • 1-3 PM PRICE REDUCED!



\$180,000 MLS# R1014951 PC 00810
 Charming 3 BR Cape Cod on 3 acres of land. 1st floor living, full walkout basement & detached 3 car garage! Come take a look today!

Kathy Higgins* 315-694-8282

PRICE REDUCED - KEUKA LAKE VIEW



\$229,900 MLS# R1022491 PC 69240
 Come sit on the wraparound deck of this 3 BR home with a room 6 acre lot offering room for expansion, recreation & maintaining your privacy. Charming barn included.

Jim Moon** 315-694-1235

PRATTSBURG



\$64,900 MLS# R1060737 PC 52840
 Vacant COMMERCIAL building with 3 electric meters allowing for easy construction to make 3 separate units or keep as one. Public water, natural gas & completed survey.

Kathleen Patterson* 607-329-0778

KEUKA VIEW CONDO/TOWNHOME



\$254,925 MLS# R1055992 PC 48600
 Brandy Bay Heights, built in 2014 this unit offers a single level 2 BR, 2 bath floor plan. Full basement w/legal egress creates the opportunity for additional living space. This is a fabulous way to be in the heart of Wine Country!

Dick Murphy** 315-270-2002

HISTORIC HOME



\$248,900 MLS# R299805 PC 41880
 Historic Cobblestone 4 BR home on just over an acre. Solid & charming residential home with modern updates, the property has commercial potential with approved zoning and excellent road frontage.

Mark Moon** 315-694-1229

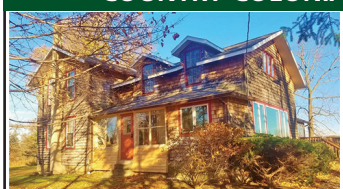
FARMETTE



\$279,900 MLS# R290416 PC 05240
 30 acre farmette w/views of Lamoka Lake. Home has a spacious dining room, large bedrooms & TONS of storage. 30x40 barn has 2 stalls, electric, 2 frost free hydrants, tack room & hay loft w/ elevator doors. Split rail fence pasture w/electric fence.

Michelle Gray* 505-269-2571

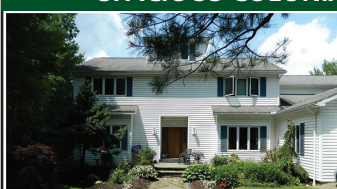
COUNTRY COLONIAL



\$369,900 MLS# R1015466 PC 01500
 Unique country home on 45 acres. Immaculate home w/custom kitchen, 1st flr bath & laundry, cathedral ceilings, wood burning stoves. Property includes hobby tree farm! Historic barn, 2 car detached garage, additional storage building. COME SEE!!

Jim Moon** 315-694-1235

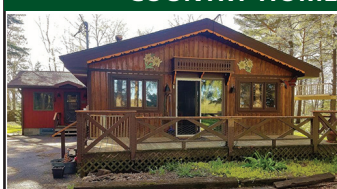
SPACIOUS COLONIAL



\$429,000 MLS# R1056209 PC 48860
 Beautiful 4 BR, 2.5 BTH home on 30+ acres. 1st flr has great rm., formal dining, library & a lovely eat-in kitchen. 2nd flr 4 BR & 2 FBTHS. 3rd level turret rm, great quiet spot. TONS of space inside & out! MUST SEE!

Dick Murphy** 315-270-2002

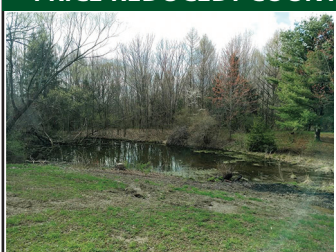
COUNTRY HOME



\$150,000 MLS# R1042927 PC 38900
 Serene setting on 3 acre wooded lot w/2 BR, 2 BTH home. Updated kitchen w/new SS appliances, flooring and custom lighting. Open living floor plan. Roomy 2 car detached garage & 2 more sheds!

Mark Moon** 315-694-1229

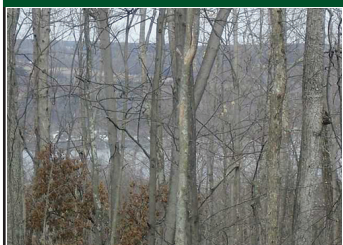
PRICE REDUCED! COUNTRY LOT



\$55,000 MLS# R1039937 PC 35500
 Just what you have been waiting for! A home site overlooking a small pond in the woods. 9 acre lot with clear land, woods, trails & pond. Approved perc test has been completed.

Stan Olevnik* 315-532-4726

KEUKA VIEW LOT



\$24,900 MLS# R209006 PC 56960
 Bring your imagination to this 3 acre wooded building lot! Enjoy the surrounding countryside, minutes to Keuka, Waneta & Lamoka Lakes. Great central location!

Jim Moon** 315-694-1235

HAMMONDSPORT LOT



\$30,000 MLS# R1022017 PC 07480
 Rare opportunity in the Finger Lakes. Just outside Village of Hammondsport, building lot within walking distance of Keuka Lake, restaurants, shops, antiques & picturesque Village Square.

Terri Sutherland* 585-750-6054

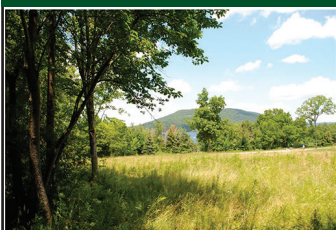
2 LEVEL BUILDING LOTS



\$11,900 MLS# R1053977 PC 46740
1.4 ACRE LEVEL BUILDING LOT
 \$11,900 MLS# R1053987 PC 46750
1 ACRE LEVEL BUILDING LOT
 Adjoining lots, buy one or both! In the heart of the Finger Lakes! Close to Keuka College, Keuka Lake State Park (w/boat launch), Villages of Penn Yan & Branchport, Keuka Lake Wine Trail.

Bruce Warfield* 315-945-8152

KEUKA BLUFF VIEW LOT



\$49,900 MLS# R1059496 PC 51700
 Selectively cut some trees & enjoy more of the gorgeous view of Keuka Lake! Hardwoods, open area, and a fabulous location. Don't wait to secure the location of your dream home!

Mary Worth* 585-704-4872

EAST SIDE KEUKA LAKE LOT



\$39,900 MLS# R278905 PC 55180
 Vacant residential building lot on Keuka Lake's east side. A few minutes to Hammondsport & several Finger Lakes Wineries! Well established private road provides easy access to the property.

Mark Moon** 315-694-1229

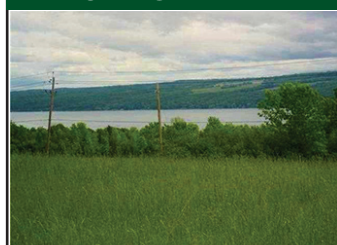
KEUKA LAKE VIEW LOT



\$39,900 MLS# R209008 PC 56980
 5.6 acre wooded lot close to free boat launch access at Keuka, Waneta & Lamoka Lakes! Great central location to local wineries, boating, fishing & more!

Jim Moon** 315-694-1235

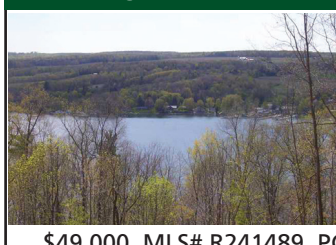
SENECA LAKE VIEW LOT



\$39,900 MLS# R304845 PC 48240
 Panoramic Seneca Lake view building lot. Approved building lot with perc tests and plans completed! Survey completed. One of 3 parcels, buy 1 or combine for more land.

Mark Moon** 315-694-1229

KEUKA LAKE VIEW LOT




\$49,000 MLS# R241489 PC 89070
 Prime Keuka Lake view building lot. 365 days a year view without the fear of neighbors, buildings or trees growing into your view. Perfect central Finger Lakes location in heart of wine region.

Jim Moon** 315-694-1235

Call 800-295-2797 and Enter PC# For More Info

AREA REAL ESTATE

Amanda Grover
Principal/Real Estate Broker



(315) 729-4897

Tammy Hullings
Lic. Sales Agent




(585) 797-5161

AMANDA GROVER
REAL ESTATE, LLC.

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Finger Lakes for 14 Years*

DUNDEE
Superb Starter Home! 3 BR, 1 BA w/ garage. 1st flr BR possible. 1st flr Indry, front & rear porches, some hrdwd flrs, new furnace, roof & water heater! Updated windows. Make it your own, build fast equity! **\$69,900**




GORHAM
Lovely Cobblestone on country road w/2 acres, Gambrel barn & 2 other bldgs. Paved parking area, 2 patios & 2 porches. ALL major mechanicals/details Repaired or New! Nat. wood floors, 2 FP & 3-season rm. Cherry cabinets, granite. **\$239,000**



PENN YAN
Affordable, low maintenance, one story living! Move-in ready. New firing, paint & w/d. 1,000 sq. ft. 3 BR, 2 BA. Public water, poss. In Law set up w/ house next door for sale too. Call for details! **\$69,000**



PENN YAN
Super cute 1 floor living with bungalow style, finished space upstairs. Large kitchen, new appliances. Full bsmt. Hardwd flrs. House next door available too. **\$99,000**



View ALL area LISTINGS at www.AmandaGroverRealEstate.com

KW GATEWAY
KELLERWILLIAMS.

1880 State Route 332, Canandaigua, NY 14424
Cell: 585-703-4714 • 585-703-5835

Sandra and Dan King
Licensed Real Estate Salespeople of
King Properties Team Offers for Sale:

CR8 Town of Farmington - 3-4 BR, 7 acres w/Lg Morton bldg, shop, horse barn. \$489,000 Additional 77 acres available - possible organic opportunity

Italy Valley Rd near Potter - 60 acres, 4 BR, 1.5 bath, pond and barn \$214,000

CR 114 Wayne - 4 bedroom, 2.5 bath on 3.5 acres near Waneta and Lamoka Lakes. All first flr living with basement garage and huge shop \$187,900

"UNBELIEVABLE KEUKA LAKE WATERFRONT!"

OPEN HOUSE SUNDAY JULY 23, 1-3PM
Keuka Lake & Bluff views. Spacious 4 BR, 1.5 BA home w/large LR overlooking lake. Over 100' of waterfront. Heated 3-season sunroom. Boat house. Hardwoods, formal DR, 1st flr Indry. 2 car det. garage & separate workshop. Entertaining & privacy are all here! Located in a very desirable area! Mary St. George (315) 719-8377 **\$799,000**

973 East Lake Rd.

TEXT H005027 TO: VIDEOS howardhanna.com/R1019705

Howard Hanna 97 Seneca St. Mary St. George
Geneva, NY Lic. Assoc. Real Estate Broker
14456 315-719-8377
marystgeorge@howardhanna.com

Contact These Real Estate Professionals To Help You Buy or Sell

CURBEAU REALTY, INC.
www.CurbeauRealty.com

2463 Route 54A, Penn Yan, New York 14527 • (315) 536-9404

Richard J. Curbeau, Owner/Broker • Bonnie B. Curbeau, Owner/Broker • Margaret G. Kirch, Associate Broker
315-277-0237 315-277-0236 315-694-0733

SHOWCASE HOME OF THE WEEK

ELEGANT AND WELCOMING 2011 custom designed home on over 2 acres of privacy overlooking Keuka Lake located on the second fairway of Lakeside Country Club! Spacious open living, dining and gourmet kitchen featuring maple and cherry cabinets, soapstone counters, Wolf range top, double ovens, expansive island with prep sink! Outstanding stone wood/gas fireplace and Florida room! Office or additional bedroom with bath on 1st flr! Pet friendly grooming room! Master suite with spa-like retreat, guest rooms with bath, 3 bay garage/workshop with private entrance to guest apt with full kitchen and bath! Quality flooring throughout is maple hardwood, Travertine tile and porcelain tile! Exterior is HardiePlank lap siding! This is a spectacular home near the marina, wineries, breweries and GOLF! \$650,000 MLS R1062320



Finger Lakes REALTY

140 Main St., Penn Yan
315-536-7285

www.fingerlakesproperty.com

OPEN HOUSE • SUNDAY, JULY 23 • 1-3 PM • 2935 COATES ROAD, TOWN OF JERUSALEM

JERUSALEM - Beautiful three bedroom, 2 1/2 bath ranch home in pristine condition overlooking Keuka Lake. New energy efficient windows, new front entrance, Woodmode kitchen, paved driveway and walkout basement. Must see to appreciate! Stop in and see for yourself! MLS# R1017225 \$269,500

OPEN HOUSE • SATURDAY, JULY 29 • 1-3 PM • 127 LINCOLN AVENUE

PENN YAN - Recently updated 2-3 bedroom Cape Cod on large village lot. New first floor laundry, full bath, and mudroom too! Large 2.5 car garage (24'x36') perfect for multiple cars, workshop, storage, etc. Must see to appreciate! MLS#R1058499 \$135,000

WWW.FINGERLAKESPROPERTY.COM

Broker/Owner
Bob Curbeau.....315-270-2008

Licensed Associate Brokers
Ron Miller.....315-729-7858 Chuck Evland.....315-521-2224

Licensed Sales Associates
Joe Brodmann.....315-694-2658 Ed Culver.....315-521-8097
Elesha Wager.....315-529-7389

KEUKA LAKE & LAND REALTY

www.KeukaRE.com

Broker/Owners:
Dale Lane 315-374-0017 • Dan Morse 315-719-7372
315-536-7446

OPEN HOUSE • SUNDAY, JULY 30 • 1-3 PM

2882 ROUTE 54A: Meticulously cared for country home just minutes from the village of Penn Yan. Low maintenance vinyl siding, 100 year metal roof (installed just 13 years ago), fully insulated & heated workshop with electric, and 94" X 80" door. Galley kitchen has a pass through to the formal dining room with built in cabinetry. First floor laundry has even more storage, and does double duty as a home office. Enclosed and open porches face the vineyard and views! Large yard complete with gardens, above ground pool, and gazebo are perfect for entertaining. Large parking areas, two sheds, & mudroom. Wood stove for supplemental heat. Public water connected. Too much to list! Make your appointment today. Call Bucky 315-374-2382

NEW LISTING! 50 UNION STREET

Large kitchen, dining room and living room, enclosed sun porch. 3-4 bedrooms, possible bedroom on 1st floor. Floors are hardwood (FIR) wood under upstairs carpet. FHA furnace and central AC, up to date electric. Storage building in back has electric. Yard is private, fence and covered deck for enjoying the evenings. Walk to the store, home is in great shape and offers plenty of space. Call Renee Owen** 315-436-2464

BUILDING LOT

This is the building lot you have been looking for. Scenic level lot with views of Keuka Lake and minutes away from Penn Yan. Lakeside Country Club is right on your doorstep along with marina/shopping and restaurants. Paul* 315-857-5925

Call Us About Vacation Rentals

Offices: 201 Elm St., Penn Yan 315-536-7446 • 7434 St. Rt. 54, Bath 607-776-7446
**Lic. Broker ** Lic Associate Broker *Lic RE Salesperson

WINE TRAIL PROPERTIES

Austin Lapp, Licensed Real Estate Broker
(315) 882-2343 • alapp@winetrailproperties.com

132 Main St., Penn Yan, NY 14527
(866) 456-8004 • www.winetrailproperties.com

R1062503 NEW LISTING! **\$340,000**

BEAUTIFUL AND CHARMING 3 bed/2.5 bath with gorgeous views just a few miles north of Hammondsport! 3 fully finished floors with huge guest suite, separate guest entrance, and second kitchenette! Master suite, hardwood floors, 2 fireplaces, and enchanting gardens! All with 90 feet of lake front on Keuka's west shore. **(315) 651-2572**

R1061847 NEW LISTING! **\$985,000**

SPECTACULAR HOME & STUNNING VIEWS! Wait until you see this "paradise" on Seneca Lake. Immaculate home & "beach bungalow" guest house on 250 ft. of Seneca Lake shoreline with natural beach front. PRIVATE! Last house on dead end! Breathtaking views from inside and outside of the house. House so close to the water it feels like you're in a house boat (without all the movement of course!). Over 2,000 sq. ft. of deck right on the water's edge. Relax and unwind in the pergola covered, 6 person hot tub. Meticulously cared for and currently being operated as a successful vacation rental with 3 guest suites and 1 owner suite. TAXES based on entire 25 acre lot and 437 ft. of frontage and to be reassessed after closing. Business/furnishings negotiable to sell turn-key. Too many details to list! **(315) 882-2343**

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219 Lake Street, Penn Yan
315.536.7456

OPEN HOUSE • SUNDAY, JULY 30 • 1-4 PM

Keuka Lake-View One of the most dramatic views of Keuka Lake, from this 1996 Contemporary on a 20 acre parcel, A "Lodge-Like" feel with a soaring ceilings, large wood burning fireplace, and a separate garage apartment. Let your imagination take over... whether a personal estate, winery, micro brewery or convention center. This can only be appreciated by physically being on site. Call today for a showing! 11250 Gold Seal Way, Hammondsport
MLS R1013445.....\$499,000
Mark Malcolm II, Lic. Assoc. R.E. Broker**.....Direct Line 315-536-6163

Keuka View Recently updated, 3 bedroom, 2 bath Contemporary overlooking Keuka Lake. Close to shopping and yet a private setting. New family room on lower level, 3 car garage, 2+ acres, updated kitchen, glowy deck, and central AC. It'll give you a warm feeling. Extra acreage available.
2822 State Route 54A, Penn Yan
MLS R1055645.....\$265,000
Mark Malcolm II, Lic. Assoc. R.E. Broker**.....Direct Line 315-536-6163

NEW-Seneca Lake-Circa 1854, 3 bedroom, 2150 sq. ft. Colonial with many updates, and a very cute summer cottage for the price of one! 97 ft. lake frontage, permanent dock with heavy duty hoist. Municipal water, natural gas, porch, decks, & fireplace. This is your opportunity for the ideal year-round home and cottage rolled into one!!
65 Cornelia Street, Dresden
MLS R1061281.....\$349,000
Mark Malcolm II, Lic. Assoc. R.E. Broker**.....Direct Line 315-536-6163

PRICE REDUCTION Spacious 3 bedroom, 1.5 bath. MIXED USE, registered commercial as it was opened to do business as a well known antique store in the area. Home has an open floor plan, 1 acre property with lots of extras...2 decks, sun porch and Wood Tex buildings...2 are 12'x28' and one is 12'x12'. Located in a prime location, flower gardens, circular drive...close to Penn Yan. Lots of extras! Nice layout, fits large furniture, bigger than it looks from pictures. Must see! Call me to make an appointment.
3184 Route 14A, Penn Yan
MLS R1028023.....\$122,900
Gigi Siglin, R.E. Salesperson*.....607-292-6007

Looking to make some extra cash? Want to make your OWN schedule? Time for a career change? Real Estate is a great opportunity! Call me today!!
Jenelle 315-536-7456

RealtyUSA.com
A Howard Hanna Company

OPEN HOUSE • SUN., JULY 23 • 1-3 PM

3348 West Bluff Drive • Keuka Lake
\$399,000
MLS# R1059161
Sarah Welch** 315-415-5458 Cell

NEW LISTING

4703 Crane Park Road • Waneta Lake
\$184,000
MLS# R1061910
Michael Hanna* 607-684-0014 Cell

2-UNIT INVESTMENT PROPERTY

7942 State Route 54 • Hammondsport
NEW PRICE \$128,000
MLS# R1023540
Pamela Knapp** 607-368-1665 Cell
Cynthia Tallo** 585-330-5064 Cell

OPEN HOUSE • SUN., JULY 23 • 12-2 PM

10108 West Lake Road • Keuka Lake
\$499,000
MLS# R307786
Cynthia Tallo** 585-330-5064 Cell
Pamela Knapp** 607-368-1665 Cell

LAND • LOTS • ACREAGE • CABINS

ESPERANZA DR., PENN YAN - Majestic Keuka Lake View - Located in the Esperanza area - 5 acre private building lot. Partially wooded, the view across the West Branch of Keuka Lake, being subdivided off a larger parcel. NEW PRICE \$169,900. GREYTON TAYLOR MEM. DR., KEUKA LAKE - Westside, panoramic view, 16 acres, excellent location to build your dream home. NEW PRICE \$154,000. LAMOKA LAKE LOT - Wagner Road, 255' of level lake frontage, deep lot, private location with wonderful views. A rare find! NEW PRICE \$249,000.

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Look for the "MBG" to indicate participating properties!