# Uhronicle Ad-Biser

There are 92 Classified Ads in this issue. Sunday, November 27, 2016 — Over 11,600 Circulation



LOOK INSIDE FOR THE FOLLOWING ZONED INSERTS:

**TOPS • RITE AID • ALDI • SAVE A LOT HOMETOWN MEMORIES • PRATTSBURG MARKET** 



#### **Keuka Lake Office**

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

nothnagleHTC.com

## Nothnagle REALTORS® Hometown Choice



\$135,000 MLS# R304805 PC 48190 Colonial in the Village offers 4 BR, 1st floor master bedroom, 2 full baths, large/spacious kitchen/living room combo. Heated in-ground pool, patio, 3 sheds, large deep lot. Just a short walk to downtown & schools. Bruce Warfield\* 315-945-8152



\$172,900 MLS# R294085 PC 20590 WANETA LAKEFRONT home w/32 ft. of water frontage and a beautiful view right out the newer windows on your enclosed porch or open deck. All the furnishings convey! New break wall and workshop for storage are a bonus. Your new home is ready for you! 607-329-0778 Kathleen Patterson\*

\$435,000 MLS# R303565 PC 46870 Custom built Chalet on almost 87 acres! Custom features throughout including a one of a kind handcrafted kitchen, outdoor wood fired pizza oven, deck, barn or office & storage area. Great farmette, quiet homestead, or an outdoorsman's paradise! Dick Murphy\*

315-270-2002

KEUKA LAKE BLUFF



\$99.500 MLS# R318478 PC 71640 3 bedroom, 2 bath cabin with 6.5 acres of wooded & open land. Near abandoned vineyard property & the NYS Keuka Lake State park. 315-694-1229 Mark Moon\*\*

STARKEY FARMHOUSE



\$99,500 MLS# R309135 PC 51960 Welcome to this spacious farmhouse conveniently located on 14A. With 4 bedrooms and 1.5 baths on 1 acre of land, it is a must see!

Michelle Gray\* 505-269-2571 HISTORIC HOME



\$59,900 MLS# R299506 PC 41510 3 BR historic home in the heart of Village of Branchport, with large eat-in kitchen & included appliances. Walking distance to boat launch & near Keuka Lake Wine Trail! Mary Worth\* 585-704-4872

PENN YAN HOME



\$169.900 MLS# R309119 PC 52730 This 2-story 3 BR traditional home features renovations & upgrades throughout! Cathedral ceilings & gas fireplace, 3 porches & decks, & detached 1 car garage make this a great home for you!

Rruce Warfield\*

315-945-8152 Bruce Warfield\*

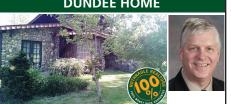
**BUSINESS OPPORTUNITY** 



\$235,000 MLS# R321141 PC 75060 Operating bar & restaurant business. Functioning business with staff & equipment included. 3 rented residential apartments with separate utilities included.

315-694-1235 Jim Moon\*\*

DUNDEE HOME



\$84,900 MLS# R296302 PC 32470 Contemporary home with village utilities offers 3 bedrooms, 4 seasons Florida room, whole house generator, indoor barbecue, and much more! Stan Olevnik\* 315-532-4726



\$159,000 MLS# R313594 PC 57130 Nice seasonal 3 bedroom cottage with 50 ft. of frontage, large level lot with 2 outbuildings for added storage. Come see today!

Brenda Smith\* 315-694-1110



\$154,900 MLS# R305967 PC 49530 As is" home on 75 ft. of waterfront. Keep as a rental or make into your lake home. Tranquil setting, pérmanent dock and hoist included! Affordable way to get on Seneca! 585-750-6054 Terri Sutherland\*

PRICE REDUCED



\$350,000 MLS# R294584 PC 27900 Well maintained home sitting on 126 acres of land w/2 car attached garage, full walkout basement & hardwood floors throughout. Country kitchen & formal dining room, stocked pond, and Keuka views. So many possibilities! Phil Warren\*315-521-1815

PRICE REDUCED



\$249,000 MLS# R316038 PC 68670

overlooking Chalet Keuka with wonderful views from the wraparound decks. Sitting on 1.3 acres. Home offers 2 bedrooms, 2 full baths, eat in kitchen, partially finished basement. Dick Murphy\*\* 315-270-2002

#### KEUKA LAKE VIEW



PC 69240

Come sit on the wraparound deck of this 3 BR home with a roomy 6 acre lot offering room for expansion, recreation & maintaining your p Charming barn included. privacy. 315-694-1229 Mark Moon\*\*

#### VILLAGE RANCH



PC 88980

This stunning 3000 SF slit ranch offers 3-4 bedrooms & 2 full baths, & lovely kitchen/breakfast nook. Includes 2-tiered deck, inground pool & custom-made open-ended gazebo/pool house! Bruce Warfield\* 315-945-8152



\$279,000 MLS# R1005056 PC 80210

Expansive solar powered log home sits peacefully on 5.5 acres with hop farm & gorgeous views of Seneca Lake on the large deck. This is a must see! Stan Olevnik\* 315-532-4726

**FARMETTE** 



\$295,000 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. 505-269-2571 Michelle Gray\*

**SENECA LAKE** 



\$49,900 MLS# R0000230 PC 44460

Available is a newer model single wide, steps from Seneca Lake. This 3 BR, 2 BA trailer has all your needs for a Seneca Lake summer getaway. Enjoy the outdoors with Woodtex gazebo & storage in Woodtex shed. Bryan Bobo\* 315-450-0624

PRICE REDUCED



PC 76630 This cozy 2 bedroom home is situated on 3.5 acres. Offering a spacious kitchen, stone fireplace, spiral staircase, partially finished basement and large wrap around deck!

Bruce Warfield\* 315-945-8152

PRATTSBURG



PC 28070 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.

HISTORIC HOME



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. <u>315-6</u>94-1235 Jim Moon\*\*

KEUKA BUNGALOW



\$59,900 MLS# R1003992 PC 79300

This bungalow/cottage needs TLC, but the .50 acre corner lot it sits on is perfectly level, has public water, a view of Keuka Lake, mature trees & could be a great bldg. lot! Bruce Warfield\* 315-945-8152

Kathleen Patterson \* 607-329-0778

## **UPCOMING EVENTS**

### Nov. 25-27

## Hand-crafted Holiday

Local art of all kinds and in all prices are the backbone of the Arts Center of Yates County's final exhibit of the year, Celebrations 2016. Swing by the Arts Center Nov. 25 and 26, and for the exhibit opening from 1 to 3 p.m. Nov. 27. The free opening will include hors d'oeuvres, wine tasting and the opportunity to meet and talk with many of the artists from the area.

## November 27

#### Camerata Holiday Concert

Finger Lakes Camerata Holiday concert will be held at 3 p.m. Nov. 27 at First Congregational Church, 58 N. Main St., Canandaigua, , free with donations accepted to help Finger Lakes Community College students,585-396-0027.

#### November 28

Fruit and Cheese Sale The annual FFA Fruit and Cheese Sale is underway. with orders being due Monday, Nov. 28. This fundraiser helps to provide funds for the chapter to help offset the costs of leadership development activities and events, allows the Chapter to host their annual Parent and Community Awards Banquet, and enables the chapter to purchase necessary supplies and FFA jackets for their mem-

bers. Order forms can be obtained by contacting any FFA member, or by contacting John Kriese, FFA Advisor at jkriese@ pycsd,org. or call him at . 315-536-4408, ext. 4134.

#### November 29

#### **Preschool Storytime**

Listen, sing, play, and make new friends at our ever-popular storytime for kids under age 5 and their caregivers from 10 to 10:30 a.m. Nov. 29 at Penn Yan Public Library. No registration is required for this free program. Penn Yan Public Library, 214 Main St. Penn Yan, 315-536-6114, www.pypl.org.

#### **PY School Capital Project**

The Penn Yan Central School will host public information meetings regarding the proposed capital project vote:

 Nov. 29 at 2:30 p.m. in the academy auditorium

#### • Dec. 7 at 5:30 p.m. in the elementary cafeteria. Dec. 8 at 8:10 a.m. in the

elementary great room. The vote on the proposed project, which also calls for replacement of the district's bus garage, is scheduled for noon to 8 p.m. in the Penn Yan Academy gymnasium.

#### **Narcan Training**

A free Narcan Training will be held at 6:30 to 8 p.m. Nov. 29 in the auditorium at the Yates County Office Building. Upon successful completion, participants will be provided with a certificate and a free Narcan kit. Please call Yates County Public Health at 315-536-

To Submit Upcoming Events email News@Chronicle-Express.com, fax 315-536-0682 or send information to 138 Main St., Penn Yan, NY 14527

#### **Book Club**

**Book Club Discussion** for Adults: Pick up your copy of "The Name of the Wind" today at the Gorham Library, and join in the discussion at 6:30 p.m. Nov. 29.

52 Pulteney St.

Hammondsport, NY 14840

607-569-2020 • 315-536-6663

Licensed Associate Real Estate Broker

\*\* Licensed Real Estate Salesperson

\$530,000 MLS# R307786



5160 to register by Nov. 28.

A Howard Hanna Company



11811 101

**\$179,500** MLS# R1012906

24 William Street • Hammondsport

**NEW PRICE \$159,000** 

Pamela Knapp\*\* 607-368-1665 Cell

2070 Yawger Hill Road · Bradford Michael Hanna\* 607-684-0014 Cell

\$184,000

Dean VanSkiver\*\*\* (UJ-346-7588 Cell
LAND • LOTS • ACREAGE • CABINS
GREYTON TAYLOR MEM. DR., KEUKA
• Westside, panoramic view, 16 acres, excellent
location to build your dream home, \$159,000
CTY RTE 74, PULTENEY - The ultimate
land • 10.17 acres in the process of being certified organic. Cleared & tillable, soil data
available, barn & well. Cut some trees towards
Keuka Lake & open the view up. \$97,500.
RUGBYRD, HAMMONDSPORT • Magnificent
view of Keuka Lake, 5 acres of old vineyard on
private road in the middle of Wine Country, Buildable, good access, flat to gentle slope. \$62,000

\*\*Total \*\*Local \*\*Local

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►Look for the "MBG" to indicate participating properties!

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 CAMP SITE RE-TREAT on 20+ acres UPDATED VILLAGE



VICTORIAN with new electric, furnace, plumbing and 2 newer bathrooms, 2 enclosed porches, new newer kitchen, play area in back lawn and

blacktop driveway. Close to schools, athletic fields and shopping. R1014007 \$129,000



CENTURY OLD KEU-KA LAKE HOME right on the shore with delight-ful front porch charm and character through out! Extra large updated kitchen and laundry. 1st flr bedroom, gas fireplace,

hardwood floors and natural woodwork! Original wainscoting in 4 up-stairs bedrooms with updated bath! Approx. 96' natural shoreline and front yard! 2 car garage with spacious lawn and parking! Public water, sewer and nat gas! A very special property! R315514 \$460,000



or pines, woods, trails, 12'x24' shed, well, 24'x24' decking on the stocked pond over 5 acres - registered as Airplane Pond for float



Spacious back yard ing and room for entertainment! Only a few steps to the natural beach! On the Seneca Lake Wine Trail!!

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 LAMOKA LAKE \$199,000

**ENJOY EVERYTHING LAMOKA LAKE HAS** TO OFFER in this cozy 2 bedroom, 1 bath, yearround home on the lake. Large front lawn with gazebo for watching the sunset. Fish, swim, and boat on 47 ft. of frontage. Newer aluminum dock. You'll fall in love with this adorable home! (315) 882-8343



THIS STUNNING THREE BEDROOM, 21/2 BATH HOME BUILT IN 1994 is nestled on one of the most beautiful lots in historic Keuka Village on the east side of Keuka Lake. This well built, 3600+ sq ft home sits away from the road in a private setting with breathtaking bluff views. Watch the sunset from either of the 2 large decks, or enjoy the smart open concept floor plan inside. The home has 2 kitchens and 2 living areas with plenty of space for entertaining guests. The backyard is serene and the waterfront is flat. (315) 651-2572



YOU'LL LOVE THIS 3 BEDROOM, 1 bathroom house on a large lot in the Village of Dundee. Additional room upstairs that could be used as another bedroom, home office, or storage. 2,500+ sq. ft. will give you plenty of space for family and guests. Enjoy the efficiency of replacement vinyl windows and a roof less than 10 years old. BONUS!! 5 car garage/shop to use for storage, workshop, and more! Don't miss ou on this great home! (315) 882-2343



THIS INVITING 3 BEDROOM, 2 FULL BATHROOM **HOME** sits on 5 acres just outside of Penn Yan. The home sits on a wooded private lot, has a beautiful yard with lots of wildlife and great hunting. With lots of upgrades you will love inside, like radiant floor heat, a master suite addition, hardwood floors, and a first floor laundry room, there is so much to love. Downstairs there is a full finished walk out basement for a secondary living room. Come check it out!

(315) 651-2572

## AREA REAL ESTATE





Ron Miller..

village of Montour Falls in this neat 2 bedroom ranch and having horses or cattle in your backyard? Updated kitchen, dining and large living room with Black Bart insert in fireplace. Full walk up attic and full basement with half

bath and countless possibilities. Detached 1 car garage and barn. 16.3 acres, \$179,000

Kenneth J. Wilson, Listing Agent

Keller Williams Realty Southern Tier & Finger Lakes 971 County Road 64, Suite 300, Elmira, NY 14903 Agent Phone: 607-738-8483 • Office: 607-795-2938 • kwilson112@verizon.net



Broker/Owner Bob Curbeau......315-270-2008 **Licensed Associate Brokers** .315-729-7858 Chuck Eveland

**Licensed Sales Associates** Joe Brodmann .315-694-2658 Ed Culver..

.315-521-8097 .315-694-2996 Iggy Scott.. Zac Terpolilli. www.fingerlakesproperty.com

JERUSALEM - Well maintained 3 bedroom, 1 1/2 bath home meticulously



PENN YAN — Three bedroom Colonial with excellent curb appeal! Home offers new bathroom, newer furnace updated electric and hardwood floors oo! Open porch to relax and enjoy life, short walk to the business district or the Outlet Trail. Call Ron today! MLS# R313971 \$125,000



landscaped on one acre lot. First floor laundry, 1 1/2 car garage, workshop

JERUSALEM – Beautiful 3 bedroom, 2 bath ranch with nearly 3 acre lot close to Penn an and Keuka Lake State Park Home has central air, pool walkout basement and two car garage too! Call Ed for details.

.315-521-2224

WWW.FINGERLAKESPROPERTY.COM



### www.KeukaRE.com

#### **Broker/Owners:**

Dale Lane 315-374-0017 • Dan Morse 315-719-7372

315-536-7446

#### KEUKA LAKE VICTORIAN

9 BD, 3 full & 2 half BA, over 4500 sq. ft. 21 ft. of Keuka shale beach with beach house public utilities, 100 year metal roof, Gourmet wood mode kitchen with granite, walk-in pantry, center island, bar area. Oak, maple, ceramic flooring. 2-3 apartments, and B&B potential. Unfinished 3rd floor for additional space. Multiple outbuildings. Very unique, Call Renee\*\* Today! 315-436-2464 PENN YAN RANCH



Floyd

Lane

仚

view of Keuka Lake. Ranch style, concrete drive, full bsmt and central air. Floyd 'Bucky' Lane\*\* 315-374-2382



#### KEUKA LAKE VIEWS

This is a house that has it all. Enjoy the outdoors with views of Keuka Lake from the deck and Florida room. This home offers 4 bedrooms, 3 bathrooms, living, play and entertainment room. Home has all custom woodwork, kitchen has custom built cabinets. Two car attached garage, plus a 24'x48' two story barn with finished first floor. Blacktop driveway, central air so much to list! Dale Lane\*\*\* 315-374-0017





(315) 531-9251 (585) 554-6444



REAL ESTATE, LLC.

ASK US ABOUT OUR PREMIUM HOME BUYER PROGRAM TODAY!! RESIDENTIAL PRATTSBURGH - JUST LISTED - 3 BR, 2 BA, 1,608 sq ft., valley views, 25 acres.

pond, chicken coop, deck. \$209,000 Call Team King 585.703.4714 PALMYRA - JUST LISTED - 3 BR, 2 BA, 1,120 sq ft., 2005 built ranch, attached garage, IG pool, meticulous! \$145,000 Call Amanda Grover 315.729.4897 GORHAM - JUST LISTED - 2-3BR, 1 BA, 1,062 sq ft., garage, 1st fir laundry & BR, meticulously maintained! \$117,900 Call Team King 585-703-5835 ITALY AREA - JUST LISTED - 4 BR, 1.5 BA, 2,142 sq ft., 60 acres, lrg pond, 30x40

shop/garage w/stalls. \$229,000 Call Team King 585.703.5835

DUNDEE JUST LISTED - 3 BR, 1.5 BA, 1,434 sq ft., corner lot, desirable village location, great condition! \$86,900 Call Clarice Miles 607.738.5063 RUSHVILLE - JUST LISTED - 3 BR, 2.5 BA, 2,360 s ft., lrg porch, carriage house/garage, public utilities. \$109,900 Call Sue Polizzi 585.794.2895

BRANCHPORT - NEW PRICE - 2 BR, 2 BA, 2,240 sq ft. on 23 acres of paradise 5 mi to
Keuka Lake! \$229,900 Call Amanda Grover 315.729.4897

PHELPS - NEW PRICE - 3 BR, 1 BA, 1,381 sq ft., updated roof, siding, windows, 2 story garage & shed! **\$79,900** Call Team King 585.703.4714 LOTS & LAND

JERUSALEM/B-PORT - 9+ acre LEVEL lot! Wooded, 10 min to Keuka Lake/State

Park. Motivated seller! \$34,900 Call Sue Polizzi 585.794.2895 SEARCH ALL OUR LISTINGS, THE MLS & REVIEW 270+ CLIENT TESTIMONIALS AT: www.AmandaGroverRealEstate.com



## Sold is Go

#1 in Upstate New York www.century21pennyan.com 219 Lake Street, Penn Yan 315.536.7456

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