

AREA REAL ESTATE



AMANDA GROVER
REAL ESTATE, L.L.C.
ASK US ABOUT OUR PREMIUM HOME BUYER PROGRAM TODAY!!

BRANCHPORT/ITALY HILL - NEW PRICE - 3 BR, 1.5 BA, 1,242 sq ft., full basement, 3 acres backed by woods. \$79,900 Call Clarice Miles 585.738.5063

BENTON/PENN YAN - 5 BR, 2 BA, 2,400 sq ft. 1.6 acres, many updates! Lrg kitchen, fruit trees, chicken coop!! \$139,900 Call Amanda Grover 315.729.4897

PENN YAN VILLAGE - NEW PRICE - 3-4 BR, 1 BA, 1,557 sq ft., 1st flr Indry, FHA furnace & HW heater. \$2,000 Seller Concession. \$89,900 Call Team King 585.703.5835

MIDDLESEX/ITALY - OWNER FINANCE - 3-4 BR, 2.5 BA, 2,400 sq ft., 2C garage, Adjoins 258 acre GH Nature Preserve! \$169,900 Call Team King 585.703.5835

NAPLES - OPEN HOUSE - 24 REED ST., SATURDAY, 11/5, 12-2 PM - NEW PRICE - 3 BR, 1 BA, 1,218 sq ft., 1st flr BR & laundry, Original moldings & hrdwd flrs. Nice Yard. \$84,900 Call Sue Polizzi 585.794.5063

PRATTSBURGH - 3 BR, 1 BA, 1,678 sq ft., quiet neighborhood, large garage/shop, new septic. \$97,900 Call Team King 585.703.5835

RUSHVILLE - NEW PRICE - 3 BR, 1 BA, 938 sq ft. fixer upper! Public water, public sewer, natural gas. \$19,900 Call Amanda Grover 315.729.4897

LOTS & LAND:
OLD FORGE/THENDARA - 4.8 acres w/600+ ft on the Moose River, wildlife, beauty & privacy. \$64,900 Call Team King 585.703.4714

POTTER - NEW LISTING - 90 acres, all offers must be submitted by 10/31/16! 72 acres tillable, remainder wooded, no longer offered after Nov 1st. \$569,000 Call Team King 585.703.5835

JERUSALEM/B-PORT - NEW PRICE - 9+ 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 265+ CLIENT TESTIMONIALS AT: www.AmandaGroverRealEstate.com

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

RealtyUSA.com
A Howard Hanna Company

NEW LISTING
10034 East Lake Road • Keuka Lake
\$599,000
MLS# R1009405
Michael Hanna* 607-684-0014 Cell

NEW LISTING
112 Lake Street • Hammondsport
\$219,500
MLS# R306302
Michael Hanna* 607-684-0014 Cell

4074 Shorewood Drive • Waneta Lake
\$184,000
MLS# 245537
Dean VanSkiver** 607-346-7588 Cell

NEW LISTING
3744 County Route 3, Goodhue Lake, Addison
\$225,000
MLS# R1008722
Bret Llewellyn* 716-909-1785 Cell

LAND • LOTS • ACREAGE • CABINS
GOODWIN HILL RD, DUNDEE - 17 acres, Eastside, Keuka Lake view, mostly wooded, excellent location, \$127,500
SR 54, H'PORT - Keuka Lake East-side, 8+ wooded acres w/lake views, new driveway, lots of road frontage. Ideal location to build a new home, private, secluded, close to Hammondsport. An exceptional lot. \$109,000
PULTENEY - Keuka views, 11+ acres, approved subdivision, buildable lot, seller financing available. Priced from \$92,000

Cabin & Pond on 41+ Acres
11060 Reynolds Road • Pulteney
NEW PRICE \$145,000
MLS# R1002235
Dennis Carlson** 508-935-7619 Cell
Dean VanSkiver** 607-346-7588 Cell

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Call Bret at 716-909-1785 and find out more about a career in real estate. #1 Largest Upstate New York Real Estate Company

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Lic. R.E. Salespersons: Pamela Knapp • Dennis Carlson • Amy Nunn • Dean VanSkiver • Cynthia Tallo

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132 Main St., Penn Yan, NY 14527

Finger Lakes REALTY

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

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

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

Licensed Sales Associates
Joe Brodmann.....315-694-2658 Ed Culver.....315-521-8097
Zac Terpolilli.....315-694-2996 Iggy Scott.....315-759-9643
Elesha Wager.....315-529-7389

www.fingerlakesproperty.com

NEW LISTING
DUNDEE - Pristine 1896 Victorian home w/3 bedrooms, 1 1/2 baths, 30'x40' barn/garage with paved driveway. Custom kitchen, formal dining room, office and den. Home is in move-in condition. Call Ron today! MLS# R1004507 \$149,000

NEW LISTING
JERUSALEM - Beautiful 3 bedroom, 2 bath ranch with nearly 3 acre lot close to Penn Yan and Keuka Lake State Park. Home has central air, pool, walkout basement and two car garage too! Call Ed for details. MLS# R1009553 \$189,000

NEW LISTING
PENN YAN - Meticulously maintained, move-in ready 3 bedroom, 2 full bath home updated throughout. New roof & windows, large 28'x40' detached two car garage w/ bonus upstairs loft/storage space. First floor master bedroom and laundry room. There is nothing left to do but move in and enjoy. Call Elesha today! MLS# R1009562 \$159,900

NEW LISTING
DUNDEE - Seven acre parcel w/ frontage on Millard Street and Vine Street. Public water and sewer available on both streets. Zoned commercial and being sold as one lot. Offers many potential opportunities for development. Call Ron today! MLS# R1009176 \$79,000

WWW.FINGERLAKESPROPERTY.COM

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

WOW - ENJOY SENECA LAKE in this great 4 bedroom, 2 bath home on 106' of Seneca Lake front! Spacious back yard with lots of parking and room for entertainment! Only a few steps to the natural beach! On the Seneca Lake Wine Trail!! R285072 Price Reduced \$359,900

CENTURY OLD KEUKA LAKE HOME right on the shore with delightful front porch charm and character throughout! Extra large updated kitchen and laundry, 1st flr bedroom, gas fireplace, hardwood floors and natural woodwork! Original wainscoting in 4 upstairs 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

ABSOLUTELY AMAZING year round Keuka Lake home right on the waters edge with dock and hoist! The ultimate in entertaining and relaxing with open lower level furnished with gas fireplace and outstanding sunrise views! 3 bedrooms, 2 full and 2 1/2 baths, laundry, Public water, sewer and nat gas near Keuka College and Keuka Lake Wine Trail! Very different design must be seen to appreciate!!! R307913 \$499,000

DELIGHTFUL A FRAME all season Keuka Lake home with spacious yard and hiking trails - 1st flr bedroom and bath, barn, 30' natural lakefront with decking and shed! Public water, sewer, and nat gas! Near Keuka College and Keuka Lake Wine Trail R1003147 \$349,000

KEUKA LAKE & LAND REALTY

www.KeukaRE.com

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

NEW LISTING!
Up to FIVE bedrooms, 2.5 bath village home. Great street, close to schools, 2 car garage. This won't last! Call Renee Owen 315-436-2464.

VILLAGE HOME
Upgrades galore, top of the line thermal windows, and siding. Natural woodwork with French doors separating living/dining. Built in, pass through floor to ceiling cabinets. 1st floor laundry/office 1/2 bath could be a fourth bedroom. 3 spacious bedrooms upstairs with large full bath and walk-in closet. Call Renee Owen** 315-436-2464

Call Us About Vacation Rentals
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***Lic. Broker ** Lic Associate Broker * Lic RE Salesperson

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5.77 acres - drive and site leveled, great private access road, within 10 minutes of over 9,000 acres of State hunting land.
\$14,800 with \$1,800 down @ \$104.61/mo

7.0 acres - private road with drive and leveled site, all large hardwoods, near thousands of acres of state hunting lands.
\$18,800 with \$1,800 down @ \$136.79/mo

.79 acre - drive and leveled site with electric, septic and 140' water well.
WAS: \$22,800
*****SPECIAL BELOW COST \$18,800 with \$1,800 down @ \$136.79/mo**

2 ± acres - truck camper with room added on, with wood stove, 175' water well, septic and electric. Use of pond and good access.
\$28,800 with \$1,800 down @ \$217.25/mo

2.2 acres - park trailer 10'x25', one bedroom, 307' water well, electric and health department septic. Large front deck, with good access road, in 50' pines. Very private!
\$46,800 with \$2,800 down @ \$354.04/mo

1.7 acres - new 2 bedroom, zero maintenance cottage, washer and dryer hook-up, full bath, force air propane heat. Located in 60' white spruce forest.
\$78,800 with \$3,800 down @ \$603.47/mo

REMEMBER - FINANCING IS "NO PROBLEM"
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NEW-Keuka View-Building lot with over 1 1/2 acres of privacy!
10907 East Bluff Drive, Penn Yan
MLS R1009440\$49,000
Mark Malcolm II, Lic. Assoc. R.E. Broker**Direct Line 315-536-6163

Price Reduction-Keuka Lake View-A sloping 1.3 acres with breathtaking sunrises overlooking Lake Keuka! Your new home will place you just outside the village limits of Penn Yan and therefore within close proximity to shopping, movie theatres, 2785 Wager Hill Road, Penn Yan
MLS R1009395\$54,000
Mark Malcolm II, Lic. Assoc. R.E. Broker**Direct Line 315-536-6163

Considering a Career in Real Estate? Classes starting soon! Contact Jenelle Meyers at 315-536-7456

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229 Lake St., Penn Yan, NY 14527
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KEUKA LAKE VIEW
\$239,000 MLS# R316516 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 privacy. Charming barn included.
Mark Moon** 315-694-1229

RANCH HOME
\$160,000 MLS# R0000924 PC76630
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

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.
Michelle Gray* 505-269-2571

SENECA LAKE VIEW
\$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

PRICE REDUCED
\$129,900 MLS# R293128 PC 18840
Open floor plan w/sliding glass door leading to deck & screened in porch. Oak kitchen w/plenty of space. 3 bedroom, 2 full baths, 1st floor laundry, 2.5 car garage. New roof.
Phil Warren* 315-521-1815

LAND FOR SALE
SENECA LAKE VIEW-Year round panoramic views, 1.3 acre building lot.
MLS# R301854 \$41,000
Mark Moon** 315-694-1229
PRATTSBURG-25 acre parcel in the Finger Lakes! Great for hunting/recreational use.
MLS# R298287 \$47,000
Kathy Higgins* 315-694-8282
KEUKA LAKE AREA-4 acre wooded lot, potential million \$ view of Keuka Lake.
MLS# R312912 \$100,000
Jim Moon 315-694-1235

SEE OUR OPEN HOUSE SCHEDULE AT NOTHNAGLEHTC.COM