

# AREA REAL ESTATE

## 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

**R1063678 AUCTION AUG. 30!** **2829 E. SHERMAN HOLLOW ROAD, JERUSALEM:** THIS PROPERTY WILL BE SOLD BY PUBLIC AUCTION ON AUGUST 30<sup>TH</sup> AT 7 PM. Beautiful country setting on 11 acres. The house has been partially remodeled with many updates. This could be a beautiful hobby farm or just a nice private home. There is a pond onsite that is currently overgrown with the potential for a nice private spot. A 5 acre tillable acre field is currently rented to a neighboring farm. **Call Jere! 315-729-5854**



**Jere Horning** Lic. R.E. Salesperson

**R1056368 INVESTMENT OPPORTUNITY!** **3 BEDROOM, 1 BATH HOME** priced far below assessment! Spacious lot on dead end street. Large Woodtex shed used as a garage/workshop. Home needs work due to flood damage. Selling "as is." Good investment opportunity for cash buyer. **(315) 882-4456**



**Jesse Lapp** Lic. R.E. Salesperson

## 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

**DELIGHTFUL RANCH HOME OVERLOOKING KEUKA LAKE** with 3 bedrooms, 2 baths, open kitchen and dining, gas fireplace in the living room, amazing finished basement with bar and entertaining area with additional family room! Total renovation in 2007!! Open covered front porch to enjoy amazing sunsets to the West over Keuka College! Spacious decking on the back surrounded by the privacy of vineyards!!! Nearby wineries and breweries!!! Such a wonderful location to enjoy the Keuka Lake area!!!! R1060506 \$249,000



Yates County, New York/Town of Jerusalem

## PUBLIC REAL ESTATE AUCTION

Wednesday, August 30, 2017 @ 7:00 PM

2829 Sherman Hollow Rd., Penn Yan, NY

11.25 acre farmette. 3 bedroom farmhouse, 1.5 bath, 32x44 barn, 1 car garage, utility shed.

**Open house Aug. 12, 12-2 PM, Aug. 18, 6-8 PM**

Consider the possibilities with this beautiful, private country setting on 11.25 acres. The house has been partially remodeled with many updates. 3 bedrooms, 1.5 bath. Spacious living room. Florida/sun room, first floor laundry/mudroom, appliances do stay with property. Forced air oil furnace and pellet stove keeps the house toasty in the wintertime. Would make a great hobby or fresh market produce farm. Pond on property that could be cleaned up around for a very private picnic area or could be used for irrigation. Be sure to secure financing prior to auction to be able to meet the 45-day closing deadline. \$15,000 down auction day. 10% buyer's premium. Sells with clean marketable title/warranty deed. Closing on or before Oct. 16, 2017. Absentee bids accepted.

**Ivan Horning, Jr. - Licensed N.Y.S. Real Estate Agent 585-526-6100**  
**Jere Horning - Licensed N.Y.S. Real Estate Agent 315-729-5854**

**WINE TRAIL PROPERTIES**  
**LICENSED R.E. BROKER, 315-536-8004**

**RealtyUSA.com**

52 Pulteney St. Hammondsport, NY 14840  
607-569-2020 • 315-536-6663

\* Licensed Associate Real Estate Broker  
\*\* Licensed Real Estate Salesperson

**OPEN HOUSE • SAT. AUG. 12 • 11AM-1 PM**

2474 Bath Road • Penn Yan  
NEW PRICE \$489,999  
MLS# R1023693

**Pamela Knapp\*\* 607-368-1665 Cell**  
**Cynthia Tallo\*\* 585-330-5064 Cell**

**NEW LISTING**

6760 Hotchkiss Road • Prattsburgh  
\$112,500  
MLS# R1042253

**Sarah Welch\*\* 315-415-5458 Cell**  
**Dennis Carlson\*\* 508-935-7619 Cell**

**COMMERCIAL PROPERTY**

11059 Gold Seal Way • Keuka Lake  
\$154,000  
MLS# R1047038

**Michael Hanna\*\* 607-684-0014 Cell**

Looking for a career in Real Estate? Look to Realty USA.com. Call Bret at 716-909-1785 and find out more about a career in real estate. #1 Largest Upstate New York Real Estate Company

Lic. Assoc. R.E. Brokers: Bret Llewellyn, Branch Manager • Michael Hanna • Jacklin Carpenter  
Lic. R.E. Salespersons: Pamela Knapp • Dennis Carlson • Amy Nunn • Dean VanSkiver • Cynthia Tallo • Sarah Welch • Joseph Wilson

**Make Your Move.**  
www.realtyusa.com

Look for the "MBG" to indicate participating properties!

## Finger Lakes REALTY

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

www.fingerlakesproperty.com

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

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

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

**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! Call Ron for details! MLS# R1017225 \$269,500**

**WWW.FINGERLAKESPROPERTY.COM**

## KEUKA LAKE & LAND REALTY

www.KeukaRE.com

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

**COUNTRY HOME**

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 room 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

**Floyd Lane**

**4 BEDROOMS!**

Village 4 bedroom, 1.5 baths, 1 car garage close to schools, stores. New roof, electric, refinished floors. Eat in kitchen and large formal dining. 1st floor master bedroom. Laundry on 1st floor. Maple cabinets and wood counters. New full bath and deep tub. A welcoming home with front and back covered porches. Call Renee Owen\*\* 315-436-2464

**Renee Owen**

**LAND! 11.60 ACRES**

Looking for a wooded spot to camp or hunt? This is it! Located at the end of a private laneway sits 11 acres with a 5th wheel Jayco camper and a small trailer. Camper sits on a concrete pad and is large enough to keep the grill and picnic table on top! Picnic pavilion for gatherings set back in the woods. Nice level lot loaded with wildlife makes this a great place to get away and enjoy nature. Only \$29,000. Call Sue Polizzi\* 585-794-2895

**Sue Polizzi**

**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

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

**Stop In & Pick Up a Copy of Our Finger Lakes Property Guide**

**NEW LISTING - COUNTRY RANCH**  
\$375,000 MLS# R1065341 H057400  
40+ acre country hideaway w/ endless possibilities! Hunting, farming, abundant wildlife. 1560 SF w/4 BR & 2F BA. Full WO basement. Back to nature but only 5 minutes from Penn Yan.  
**Randy Schwingle\* 315-694-8502**

**PRICE REDUCED - BEAUTIFUL GETAWAY**  
\$48,000 MLS# R1060567 PC 52800  
Park model trailer w/insulated & heated addition on 8.76 acres! You can enjoy views from the large front deck. Water, electric and some bathroom facilities are available.  
**Bryan Bobo\* 315-450-0624**

**SENECA LAKE**  
\$144,900 MLS# R305967 PC 49530  
"As is" home on 75 ft. of waterfront. Keep as a rental or make into your lake home. Tranquil setting, permanent dock and hoist included! Affordable way to get on Seneca!  
**Terri Sutherland\* 585-750-6054**

**RESIDENTIAL over RETAIL**  
\$134,900 MLS# R1030945 PC 21850  
Cash flow from the get go! Wonderfully renovated Residential over Retail downtown building. Fully occupied with quality tenants. Parking on the street & in the municipal lot behind the building.  
**Carol Genecco\*\* 315-719-4332**

**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 LAKE VIEW**  
\$229,900 MLS# R1022491 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.  
**Jim Moon\*\* 315-694-1235**

SEE OUR OPEN HOUSE SCHEDULE AT NOTHNAGLEHTC.COM

## Sold is Gold!

#1 in Upstate New York  
www.century21pennyan.com

219 Lake Street, Penn Yan  
**315.536.7456**

**OPEN HOUSE • SUNDAY, AUGUST 13 • 1-4 PM**

**Keuka Lake-Turn of the Century Charm...** 3 bedroom, 1 and 1/2 baths, newer septic system, foundation totally redone, parking for all the family & friends, new garage, 67 ft. of lake frontage, wonderful front lawn, views across the tip-of-bluff. This is to be sold completely furnished. This is one you cannot afford to let slip away...the owners just spent \$20,000 in improvements.  
13686 West Lake Road, Hammondsport  
MLS R1064090.....\$339,000  
Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*.....Direct Line 315-536-6163

**OPEN HOUSE • SUNDAY, AUGUST 13 • 1-4 PM**

**Keuka Lake-1988 constructed, year-round, 3 bedroom, 2 bath home, situated right-on-the-water. Full and partially finished lower level, that walks you out to the shore. Lots of parking, vinyl sided, wrap-around deck with room to entertain. This lake home leaves nothing for you to do, other than enjoying lake living! New to the market and priced at \$359,000.**  
16470 West Lake Road, Branchport  
MLS R1057906.....\$359,000  
Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*.....Direct Line 315-536-6163

**OPEN HOUSE • SUNDAY, AUGUST 13 • 1-3 PM**

**Keuka View-4 bedroom, 3 bath, 2900 sq. ft., 2500 Contemporary on a private 26 acre lot. The views are unbelievable...looking over one of two ponds onto the Western shore of Keuka Lake. The home features vaulted ceilings, decks, and patios, enclosed porch, detached large 4 car garage, master suite, modern kitchen with island, glorious family room that opens to the lower patio. Minutes away from a public boat launch, Keuka Lake, and the Keuka Wine Trail.**  
5791 Dutch Street, Dundee  
MLS R1010391.....\$398,000  
Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*.....Direct Line 315-536-6163

**SOLD/OPEN HOUSE FOR SUNDAY, AUGUST 13 CANCELLED!!!**

**Keuka Lake-Stately elegance on Keuka's east side! Circa 1880 3 bedroom, 2 bath Colonial in stellar condition. Country kitchen, formal dining room, wood burning fireplace and all the heart felt warmth of days gone by. 3 car garage, boat house, and 141 ft. of lake frontage!**  
706 East Lake Road, Penn Yan  
MLS R1055048.....\$639,000  
Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*.....Direct Line 315-536-6163

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