

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!



Jere Horning Lic. R.E. Salesperson

R1056368 INVESTMENT OPPORTUNITY!



Jesse Lapp Lic. R.E. Salesperson

2829 E. SHERMAN HOLLOW ROAD, JERUSALEM:
THIS PROPERTY WILL BE SOLD BY PUBLIC AUCTION ON AUGUST 30TH 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**

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

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



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



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

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

www.fingerlakesproperty.com



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 too! 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

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



HOMETOWN CHOICE
Keuka Lake Office

Call 800-295-2797 and enter any PC# * Lic. RE Salesperson ** Lic. RE Broker *** Lic. RE Assoc. Broker

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



A Howard Hanna Company
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

6760 Hotchkiss Road • Prattsburgh
\$112,500
MLS# R1042253
Sarah Welch** 315-415-5458 Cell
Dennis Carlson** 508-935-7619 Cell

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!

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

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

11915 East Lake Road • Keuka Lake
\$599,000
MLS# R1051719
Michael Hanna** 607-684-0014 Cell

8765 Longwell Road • Hammondsport
\$108,000
MLS# 248355
Dean VanSkiver** 607-346-7588 Cell

LAND • LOTS • ACREAGE • CABINS
STICKNEY RD, BATH - Seclusion, seclusion-23.6 very private acres. Spacious log cabin w/fireplace, woodstove & sleeping loft. Large deck that overlooks 1 of 2 ponds. Beautiful wooded setting. The ultimate getaway! \$79,900
RIDGE RD, HAMMONDSPORT - Cozy cabin with loft on 26+ secluded acres. Coal stove, two storage sheds, lots of road frontage, open & wooded. Hunting, recreational, solitude. Wonderful getaway! \$79,900
GOODWIN HILL RD, DUNDEE - Spectacular Keuka Lake Bluff view - East side building lot, Dutch Street area, lots of road frontage, short distance to Rt. 54, being subdivided off of larger parcel. \$91,040



SBARRA & WELLS
Expect more value!



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 • 1-3 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 unto 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 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—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

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