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Key
To Your
New
Home

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

RESIDENTIAL

PENN YAN - 3 BR, 2 BA, 1,278 sq ft. ranch, minutes from town. Country view, level 1 acre. **\$157,900** Call Amanda Grover 315.729.4897

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

NAPLES - 3 BR, 1 BA, 1,218 sq ft., 1st flr BR & laundry. Original moldings & hrdwd flrs. Nice yard. **\$84,900** Call Sue Polizzi 585.794.2895

BRANCHPORT/ITALY HILL - NEW PRICE! MAKE AN OFFER! - 3 BR, 1.5 BA, 1,242 sq ft., full basement, 3 acres backed by woods. **\$74,900** Call Clarice Miles 607.738.5063

PALMYRA - JUST LISTED - 3 BR, 2 BA, 1,120 sq ft., 2005 build ranch, attached garage, IG pool, meticulous! **\$145,000** Call Amanda Grover 315.729.4897

GORHAM - 3 BR, 2 BA, 947 sq ft. ranch w/master BA & walk-in closet, porch, ramp, neat/clean! **\$84,900** Call Sue Polizzi 585.794.2895

RUSHVILLE - 3 BR, 2 BA, 2,360 sq ft., lrg porch, carriage house/garage, public utilities. **\$109,900** Call Sue Polizzi 585.794.2895

ITALY AREA - 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

BRANCHPORT - 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

SEARCH ALL OUR LISTINGS, THE MLS & REVIEW 270+ CLIENT TESTIMONIALS AT: www.AmandaGroverRealEstate.com

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 Eveland.....315-521-2224

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Joe Brodmann.....315-694-2658 Ed Culver.....315-521-8097
Zac Terpolilli.....315-694-2996 Iggy Scott.....315-694-3744
Elesha Wager.....315-529-7389

www.fingerlakesproperty.com

LAND FOR SALE

185 ACRES (170 TILLABLE) with approximately 18,000 sq. ft. of barn and Quonset type buildings. Also included is a 5 bedroom, 3 bath home w/newer kitchen and roof. Walkout basement and 4 ponds too! Call Ed for details! MLS# R1006541 \$1,500,000

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

CAMP SITE TREAT on 20+ acres of pines, woods, trails, 12'x24' shed, well, 24'x24' decking on the stocked pond over 5 acres - registered as Airplane Pond for float plane access! 40' nearly new camper may be purchased separately! Absolutely beautiful Adirondack setting near Keuka Lake and the Finger Lakes wineries and breweries! A very special and private get away!! R1011164 \$89,500

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 2nd kitchen area! Spacious open living dining and kitchen 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

UPDATED VILLAGE VICTORIAN with new electric, furnace, plumbing and 2 newer bathrooms, 2 enclosed porches, new wall to wall carpeting, newer kitchen, play area in back lawn and

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

www.KeukaRE.com

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

NEW LISTING
9+ acres building lot with Keuka Lake view. Only \$39,900. Call Bucky for details.

NEW LISTING
Prattsburgh-55+ and older community. 19 lots, fully rented with a waiting list. Call Dan 315-719-7372

PENN YAN RANCH
8 KEUKA VIEW ESTATES, PENN YAN - 3 BD, 2 BA new build with view of Keuka Lake. Ranch style, concrete drive, full bsmt and central air. Floyd 'Bucky' Lane** 315-374-2382

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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nothnagleHTC.com

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

NEW LISTING
\$79,900 MLS# R1014098 PC 96860
Cabin located on 14 acres, trails throughout perfect for hunting, recreational, or just a getaway! Well & electric on site, come see today! Kathy Higgins* 315-694-8282

COBBLESTONE
\$284,900 MLS# R311339 PC 55240
1840 HISTORIC COBBLESTONE: This well maintained 2900 SF home has all the original character. Located on 2 acres featuring 3 BR, 2 full baths, patio, large barn, covered front porch & much more! Randy Schwingle* 315-694-8502

DUNDEE VILLAGE
\$97,900 MLS# R295770 PC 30940
Well maintained 2 story home w/4 BR and 1 1/2 baths. Two car garage and black top driveway with included shed. Nice setting with a great yard! Phil Warren* 315-521-1815

COLONIAL FARMHOUSE
\$349,000 MLS# R1011932 PC 95510
1849 Linus Dickerson Homestead on 40 acres. Picturesque countryside views. 1st floor bedroom, private covered patio, & approx. 20 acres of tillable land. Jim Moon** 315-694-1235

COBBLESTONE
\$369,900 MLS# R304789 PC 48200
Historic Cobblestone home located on 4+ Acres! Wood planked floors throughout the 4000 sq ft of living space & has detached 3 car garage, two outbuildings, spacious yard & in-law apartment. Kathy Higgins* 315-694-8282

LAND FOR SALE
BUILDING LOT-Level lot with scenic views, close to Keuka College & State Park. MLS# R290188 \$16,500
Bruce Warfield* 315-945-8152
PRATTSBURGH LOT-Beautiful, secluded 6.5 acre lot in a lush wooded setting. MLS# R309691 \$39,000
Terri Sutherland* 585-750-6054
KEUKA LAKE VIEW-Building lot with a great view near the Bluff! MLS# R241489 \$49,000
Mark Moon** 315-694-1229

SEE OUR OPEN HOUSE SCHEDULE AT NOTHNAGLEHTC.COM

RealtyUSA.com
A Howard Hanna Company

52 Pulteney St.
Hammondsport, NY 14840
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* Licensed Associate Real Estate Broker
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JUST LISTED
16 Shethar Street • Hammondsport
\$595,000
MLS# R1012130
Cynthia Tallo** 585-330-5064 Cell
Pamela Knapp** 607-368-1665 Cell

NEW PRICE
50' Keuka Lake Front
9080 Boyd Hill Road • Pulteney
\$377,500
MLS# R299958
Michael Hanna* 607-684-0014 Cell

COMMERCIAL PROPERTY
11059 Gold Seal Way • Keuka Lake
\$154,000
MLS# R189052
Michael Hanna* 607-684-0014 Cell

LAND • LOTS • ACREAGE • CABINS
AULLS RD, SAVONA • Beautiful 122+ acres in Steuben County bordered by over 3500 acres of Birdseye Hollow state lands & waters. In the heart of the Finger Lakes w/ Keuka being just minutes away. Great hunting, hiking, camping & adventure. Owner terms \$189,000 CO. RTE 7, PRATTSBURGH - Steuben Co hunting at its finest. Loaded w/ big bucks, turkey, game birds & bunnies & occasional bear. Great mixture of growth & mature trees. Build your new home or dream camp. Possible owner terms. NEW PRICE \$49,900. RHINEHART RD, WAYNE • That special property, 39+ acres (borders state land). Has electric & well. Lots of road frontage. Level area to build a home. Private, but accessible. "Just Right" \$82,500

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

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