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PRATTSBURGH - JUST LISTED - 2 BR, 1 BA, 576 sq ft., 5+ acres, private cabin in the woods! Water, septic & elec. \$79,900 Call Team King 585.703.4714

SENECA/WHITMAN SCHOOL - 4 BR, 2.5 BA, 2,534 sq ft., 2.2 acres, 26x40 garage/shop. \$199,000 Call Team King 585.703.4714

GORHAM - 2-3 BR, 1 BA, 1,062 sq ft., garage, 1st flr laundry & BR, meticulously maintained! \$117,900 Call Team King 585.703.5835

RUSHVILLE - 3 BR, 2 BA, 2,360 sq ft., lrg porch, carriage house/garage, public utilities. \$109,900 Call Team King 585.703.4714

ITALY/WHITMAN SCHOOL - 4 BR, 1.5 BA, 2,142 sq ft., 60 acres, lrg pond, 30x40 shop/garage w/stalls. \$224,000 Call Team King 585.703.5835

GORHAM - 3 BR, 2 BA, 947 sq ft., ranch w/master BR & walk-in closet, porch, ramp, neat/clean! \$84,900 Call Team King 585.703.5835

NAPLES - 3 BR, 1 BA, 1,218 sq ft., 1st flr BR & laundry. Original moldings & hrdwd floors. Nice yard. \$84,900 Call Amanda Grover 315.729.4897

LOTS/LAND

PRATTSBURGH - 5 acre lot, mix of woods, open field. More land available. Wildlife abounds! \$17,500 Call Amanda Grover 315.729.4897

OLD FORGE/THENDARA - 4.8 acres w/600+ ft on the Moose River, wildlife, beauty & privacy. \$59,900 Call Team King 585.703.4714

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

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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 out on this great home! **(315) 882-2343**

Austin Lapp Lic R.E. Broker

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CHARMING CAPE COD STYLE COUNTRY HOME not far from Town! Bedroom and full bath on the first floor - 2 bedrooms up! Newly renovated throughout! Hardwood floors, natural woodwork, soap stone wood stove in living, formal dining room and extra large family room with lots of sunlight! Country views to the Southeast! 2 acres of spacious lawn and woods with trails! New roof, new windows, new kitchen. Ready to move right in and enjoy! MLS R1019184 \$148,500

CENTURY OLD KEUKA LAKE HOME right on the shore with delight-ful 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! 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 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 blacktop driveway. Close to schools, athletic fields and shopping. R1014007 \$129,000

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ARE YOU CONSIDERING SELLING YOUR HOME?

Would you like to make a charitable contribution to an organization that will benefit your local community?

Finger Lakes Realty can help you accomplish both! If you list your property with either Ed Culver or Elesha Wager in 2017 they will make a donation in your name!! The donation will be 10% of the commission that they earn from the sale of your property, to one of the organizations of your choosing below:

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Yates ARC • United Way of Yates County • Literacy Volunteers of Yates County
Living Well • Yates County Humane Society • Keuka Food Pantry

Please call Ed Culver at 315-521-8097 or Elesha Wager at 315-529-7389 for more information.

KEUKA LAKE & LAND REALTY
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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 RANCH
3 BD village ranch with attached garage and full basement. \$127,500. Call Dan*** today, this won't last! 315-719-7372

BUILDING LOTS
5 acre building lot close to Keuka Lake with some lake view. Just a couple miles from Penn Yan. Lot already has a drilled well. Dale Lane*** 315-374-0017

1 acre lot just outside PY village near country club with views of Keuka Lake. Only \$32,000. Call Paul* today! 315-857-5925

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

12356 East Lake Road • Keuka Lake \$1,200,000
MLS# R297755
Dennis Carlson** 508-935-7619 Cell

3744 County Route 3 • Goodhue Lake \$225,000
MLS# R1008722
Bret Llewellyn* 716-909-1785 Cell
Dean VanSkiver** 607-346-7588 Cell

4074 Shorewood Drive • Waneta Lake \$184,000
MLS# R245537
Dean VanSkiver** 607-346-7588 Cell

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

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

GOODWIN HILL RD, DUNDEE - Spectacular Keuka Lake Bluff view - East side building lot, Dutch Street area, lots of road frontage, short distance to St Rte 54, being subdivided off of larger parcel. \$91,040 LOWER MIDDLE RD, PULTENEY - 34 acres, beautiful building lot with clearing & woods. Once part of Gold Seal vineyards. Garage/barn now being used for farm equipment storage. \$325,000. LAMOKA LAKE LOT - Wagner Road, 255' of level lake frontage, deep lot, private location with wonderful views. A rare find! \$249,000

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OPEN HOUSE SAT., JAN. 21 • 1-3 PM
1 WHITE TAIL LANE, PENN YAN
\$214,900 MLS# R1012572 PC 95520
Year round ranch home near Keuka Lake w/seasonal water views. 3 BR, open floor plan, finished walkout & 1st floor master BR & laundry. Come enjoy the patio & view! Dick Murphy** 315-270-2002

NEW LISTING
\$149,000 MLS# R1020131 PC 05310
Spectacular view of Keuka Lake's Bluff! Lots of character in this 1870's charming 4 bedroom Colonial home situated on an easily maintained lot. Come see today! Brenda Smith* 315-694-1110

DUNDEE VILLAGE
\$97,900 MLS# R295770 PC 30940
Well maintained 2 story home 2/4 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

KEUKA LAKE BLUFF
\$99,500 MLS# R318478 PC 71640
3 bedroom, 2 bath cabin w/6.5 acres of wooded & open land. Near abandoned vineyard property & the NYS Keuka Lake State Park. Mark Moon** 315-694-1229

CABIN ON LAND
\$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

SENECA LAKE
\$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, permanent dock and hoist included! Affordable way to get on Seneca! Terri Sutherland* 585-750-6054

SEE OUR OPEN HOUSE SCHEDULE AT NOTHNAGLEHTC.COM