

KEUKA LAKE & LAND REALTY OPEN HOUSE



OVERLOOKING KEUKA LAKE!
April 23, 2017 • 12-3 p.m.

Don't Miss Seeing This DREAM PROPERTY!
8716 Coryell Rd., Hammondsport




3 Finished Floors – 3382 SF –
 All New Renovation in Past 6 Years!
 Sits on 2.5 Acres!
 5 Bedrooms 3 Full Baths –
 Huge Owner's Suite!
 Too much to mention –
 Look at the Pictures/Write Up
 online MLS#246913
 Large 4 Bay Barn/Garage
 w/Office +! \$335,000

Your Local – Honest & Open – Dedicated Agent! **607-329-9386**
 Flora Haff-Cranmer • Email: florahaffcranmer@gmail.com



AREA REAL ESTATE

KEUKA LAKE & LAND REALTY

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

Keuka Lake & Land welcomes our new agent, Susan Polizzi, Lic. Salesperson.
 She has been licensed here in the Finger Lakes for the last 7 years, and wants to use her wealth of experience and knowledge to help you reach your real estate goals. She can be reached at 585-794-2895.

PRICE REDUCED



3 BD, 2 BA ranch, 2 car att. garage, 5 acres, central AC all on treed lot less than 4 miles from PY village. This won't last! Call Bucky** 315-374-2382

KEUKA LAKE VICTORIAN



9 BD, 3 full & 2 half BA, over 4500 sq. ft. 21 ft. of Keuka shale beach with beach house, public utilities, 100 year metal roof. Gourmet wood mode kitchen with granite, walk-in pantry, center island, bar area. Oak, maple, ceramic flooring. 2-3 apartments, and B&B potential. Unfinished 3rd floor for additional space. Multiple outbuildings. Very unique, Call Renee** Today! 315-436-2464

PRATTSBURG



20 Chapel St. - 4 BD, 2 BA well maintained Colonial with 2 car attached garage, natural woodwork and plenty of room for the family. Call Ray* 315-730-7345 for your private showing.

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






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

R312183 INVESTMENT OPPORTUNITY!
\$74,900



NICE THREE-UNIT. All utilities separated. Off-street parking. Good cash flow. Owner is licensed real estate associate broker working on his own behalf.
(315) 729-1647

R1012040 PRICE REDUCED!
\$724,999



THIS STUNNING THREE BEDROOM, 2 1/2 BATH HOME BUILT IN 1994 is nestled on one of the most beautiful lots in historic Keuka Village on the east side of Keuka Lake. This well built, 3600+ sq ft home sits away from the road in a private setting with breathtaking bluff views. Watch the sunset from either of the 2 large decks, or enjoy the smart open concept floor plan inside. The home has 2 kitchens and 2 living areas with plenty of space for entertaining guests. The backyard is serene and the waterfront is flat.
(315) 651-2572

David Reeve Lic. Assoc. R.E. Broker
Brianne Kirk Lic. R.E. Salesperson

**Contact These Real Estate Professionals
To Help You Buy or Sell**

OPEN HOUSE EVENT
at Wildflower Hills

TOUR HOMES FOR SALE! APRIL 22

**WE WILL BE PROVIDING
 A TOUR OF 5 HOMES
 FOR SALE!
 Meet us at the
 Community Center
 between 10 a.m. – 2 p.m.**



6686 Primrose Pl. • 3 BD 2 Bath • \$119,900



6673 Daffodil Dr. • 2 BD 2 Bath • \$105,000



6671 Daffodil Dr. • 2 BD 2 Bath • \$149,900



7397 Wildflower Way • 3 BD 2 Bath • \$115,000



6679 Daffodil Dr. • 2 BD 2 Bath • \$126,900

FLORA HAFF-CRANMER
 Your Local – Honest & Open – Dedicated Agent!
607-329-9386
 florahaffcranmer@gmail.com



ABOVE, RIGHT: COMMUNITY CENTER PHOTOS



• **Register with us** – enjoy a hot cup of coffee or glass of juice and a pastry.

• **We can walk or drive** – depending on the weather or your preference of travel!

• **There will be new home information** with sites available, lease agreement, rules & regulations, & listing sheets for the homes on tour.

A 55 and Older Community

AREA REAL ESTATE

 **The Key To Your
New Home**

AMANDA GROVER
REAL ESTATE, LLC.

**Amanda Grover,
Broker/Owner**
Cell: (315) 729-4897

Serving Buyers & Sellers in the Finger Lakes for 14 Years

JUST LISTED!
**YATES CO. FARM-
LAND** - 102 acres
w/85 currently
tilled. In same
family since 40's.
Borders Sugar
Creek - great
fishing! Public water & electric at road. +/- 1,500
ft. frontage on a county road. Guyanoga Valley.
\$449,000 Call Amanda!

JUST LISTED!
YATES COUNTY -
155 acres w/
Flint Creek
running through
parts & a POND.
Central to PY,
Rushville, Potter. 48 tillable acres. Run organi-
cally by same family since 1945. Dairy opera-
tion then (20 cattle). Super Recreational Parcel!
Wildlife Galore!! +/- 5,000 ft. road frontage on
a county rd. \$224,900 Call Amanda!

OPEN HOUSE SATURDAY, APRIL 15 • 12-2 PM
4892 WEST SWAMP ROAD, STANLEY

JUST LISTED!
GORHAM
Stately, Greek
Revival Cobble-
stone Home! 2
acres, original barns, mature trees,
Eastern view. Original wide plank
flrs, moldings, doors! Granite ctrs, SS appliances,
cherry cabinets. 2 bathrooms, dry bsmt, new
furnace. List goes on! \$272,000 Call Amanda!

BRANCHPORT
Beautiful LOG
HOME with
lrg deck on a
nearly 2 acre
private lot, set back off the road! 2 BR,
plus a loft BR & full walk out basement.
Gas FP, new appliances, central AC. Beau-
tiful sunrises! \$154,900 Call Amanda!

View ALL area LISTINGS at www.AmandaGroverRealEstate.com

NEW TENANTS:
Move in now & get the
1ST MONTH'S RENT
FREE!

CFS Lakeview I and II Apartments
105 Geneva Street, Bath, NY 14810
(607) 776-4139 • TTY: (800) 545-1833 ext. 248

OUR COMPLEX FEATURES:

- Low subsidized rent
- Pass key security entrance
- Game Room/Exercise Room
- Computer Room w/ Internet
- Service coordinators
- Bus Stop location
- Utility allowance
- Free laundry facilities
- Weekly Health Clinic
- Beauty Shop
- Tenant Association
- Senior Dinner Club

Call and come for a tour of Lakeview Apartments and you will receive
a coupon for a complimentary lunch at the Senior Dinner Club

Eligibility: 62 years of age or older, or in need of a handicapped unit.
Section 8 subsidized housing. An Equal Housing Opportunity.

 **HOMES
FOR SALE**

RealtyUSA.com
A Howard Hanna Company

**52 Pulteney St.
Hammondsport, NY 14840**
607-569-2020 • 315-536-6663
* Licensed Associate Real Estate Broker
** Licensed Real Estate Salesperson

NEW LISTING
4957 County Road 26 • Dundee
\$130,000
MLS# R1037009
Sarah Welch** 315-415-5458 Cell
Dennis Carlson** 508-935-7619 Cell

15709 West Lake Road • Keuka Lake
\$349,900
MLS# 246704
Dean VanSkiver** 607-346-7588 Cell

102 FT. LAKE FRONT
5575 West Bluff Drive • Keuka Lake
\$269,900
MLS# R1017731
Michael Hanna* 607-684-0014 Cell

13207 State Route 54 • Keuka Lake
\$449,900
MLS# R1016211
Dennis Carlson** 508-935-7619 Cell

COMMERCIAL PROPERTY
319-323 Morris Street • Bath
\$695,000
MLS# R1022629
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

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

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

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 today!
MLS# R1017225 \$269,500

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 \$1,250,000

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

**ABSOLUTELY
CHARMING** Penn Yan
Village Victorian home
in excellent condition
throughout! Spacious
updated kitchen, formal
dining room, 2 parlors
and a den or possible
downstairs small bed-
room! Beautiful hardwood floors, updated windows, enclosed Florida
room on the back for relaxing and entertaining! Nicely maintained
back yard for gardens and play! This is a gem!!! R1036785 \$142,500

**CHARMING KEUKA
LAKE ALL SEASON
LOG HOME** with spa-
cious yard, parking and
barn/garage/workshop!
Full basement, new roof,
cozy and comfortable
open floor plan with 2 loft bedrooms and master bedroom on main
floor with full bath and laundry! Covered open front porch to extend
entertainment area and enjoy the lake view and morning sunshine from
the East! Ready to move right in and be ready for the summer season!
Close to Keuka Collage, Keuka Lake State Park, Finger Lakes wineries
and breweries. \$319,000 MLS R1033340

COUNTRY HOME
on approx. 3 acres
of privacy near The
Windmill and Keu-
ka Lake Wineries!
Comfortable home
with new roof, above
ground pool, decking
and detached garage!
Great location for gardens, horses and relaxation! Older barn
and trails through the woods! R1036729 \$129,500

**CHARMING CAPE
COD STYLE COUN-
TRY 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 \$139,000

**Nothnagle
REALTORS**
HOMETOWN CHOICE
Keuka Lake Office

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

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

OPEN HOUSE • SAT., APRIL 22 • 1-3 PM
4599 STATE ROUTE 226, READING
\$185,000 MLS# R1014951 PC 00810
Charming 3 BR Cape
Cod on 3 acres of
land. 1st floor living,
full walkout base-
ment & detached 3
car garage! Come
take a look today!
Kathy Higgins* 315-694-8282

OPEN HOUSE • SUN., APRIL 23 • 1-3 PM
2492 FERGUSON CORNERS ROAD, BENTON
\$366,000 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, spa-
cious yard & in-law apartment.
Kathy Higgins* 315-694-8282

PRICE REDUCED - VILLAGE RANCH
\$258,000 MLS# R1010127 PC 88980
This stunning 3000
SF split ranch offers
3-4 bedrooms & 2
full baths, & lovely
kitchen/breakfast
nook. Includes
2-tiered deck, in-ground pool
& custom-made open-ended
gazebo/pool house!
Bruce Warfield* 315-945-8152

KEUKA PARK
\$479,900 MLS# R1031413 PC 22290
Cape Cod style home
w/17 acres & Keuka
Lake views. Over
2,600 sq. ft. finished
area with potential of
another 2,600. Great
RM w/wood burning fireplace,
eat-in kitchen, 4 BR, 3 1/2 bath.
Walk in attic. Walk out basement!
Dick Murphy** 315-270-2002

COUNTRY HOME
\$224,900 MLS# R1030038 PC 21710
Well maintained 3
BR, 2 bath country
home, features a
large eat-in kitch-
en, 1st flr master
BR, 1st floor laun-
dry, wood burning
fireplace. 2 car garage. 32'x48'
pole barn, MANY EXTRAS!
Bruce Warfield* 315-945-8152

LAND FOR SALE
NEW LISTING FINGER LAKES AREA-1.8 acre
building lot with public water
MLS# R1035123 \$18,000
Jim Moon** 315-694-1235
KEUKA LAKE LOT-2 acre building lot, with
50 feet at the lake.
MLS# R306231 \$95,000
Mark Moon** 315-694-1229
SENECA LAKE VIEWS-One of 3 parcels, buy
1 or combine an adjoining parcel.
MLS# R304845 \$39,900
Jim Moon** 315-694-1235

SEE OUR OPEN HOUSE SCHEDULE AT NOTHNAGLEHTC.COM

Century 21
SBARRA & WELLS
Expect more value!

Sold is Gold!
#1 in Upstate New York
www.century21pennyan.com
219 Lake Street, Penn Yan
315.536.7456

NEW-Keuka Lake-Very cut A-frame with acreage and 30 ft. of Keuka Lake frontage! 3 bedrooms, 2 baths, public utilities, grassy areas for kids to play and gorgeous lake views! All of this and more for UNDER \$300,000.
4678 East Bluff Drive, Penn Yan
MLS R1035775 \$299,000
Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163

OPEN HOUSE • SUNDAY, APRIL 23 • 1-4 PM
Keuka Lake-1988 con-
structed, year-round, 3 bed-
room, 2 bath home, situated
right-on-the-water. Full and
partially finished lower level, which 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!
16470 West Lake Road, Penn Yan
MLS \$359,000
Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163

OPEN HOUSE • SUNDAY, APRIL 23 • 1-4 PM
2446 Willow Grove, Penn Yan
MLS R1002299 \$439,000
Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163

Keuka Lake-Circa 1890 Victorian "Throw Back Cottage"! Completely level lot with 50 ft. of natural front-age. Municipal water, sewer, and gas. Newer country kitchen, glorious neighborhood, off the beaten path! Six sleeping areas and 1 1/2 baths together with open and enclosed porches!
2446 Willow Grove, Penn Yan
MLS R1002299 \$439,000
Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163

Keuka View-4 bedroom, 3 bath, 2900 sq. ft., 2005 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 which 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

Join The Malcolm Team Today! Call Jenelle 315-536-7456