

# Chronicle Ad-Viser

There are 120 Classified Ads in this issue.  
**Sunday, April 23, 2017 — Over 11,600 Circulation**



***LOOK INSIDE FOR THE FOLLOWING ZONED INSERTS:***  
**TOPS • RITE AID • ALDI • PRATTSBURG MARKET**  
**SAVE A LOT • DISH • PINCKEY HARDWARE**



**Keuka Lake Office**

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

**nothnagleHTC.com**

## Nothnagle REALTORS® Hometown Choice

### PRICE REDUCED - COLONIAL FARMHOUSE



\$333,000 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.  
 Mark Moon\*\* 315-694-1229

### FARMETTE



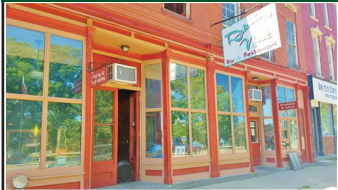
\$295,000 MLS# R290416 PC 05240  
 30 acre farmette w/views of Lamoka Lake. Home has a spacious dining room, large bedrooms & TONS of storage. 30x40 barn has 2 stalls, electric, 2 frost free hydrants, tack room & hay loft w/ elevator doors. Split rail fence pasture w/electric fence.  
 Michelle Gray\* 505-269-2571

### PRATTSBURG



\$64,900 MLS# R269774 PC 28070  
 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

### BUSINESS OPPORTUNITY



\$235,000 MLS# R321141 PC 75060  
 Operating bar & restaurant business. Functioning business with staff & equipment included. 3 rented residential apartments with separate utilities included.  
 Mark Moon\*\* 315-694-1229

### 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

### KEUKA LAKE BLUFF



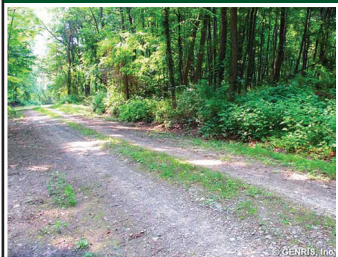
\$99,500 MLS# R318478 PC 71640  
 3 bedroom, 2 bath cabin with 6.5 acres of wooded & open land. Near abandoned vineyard property & the NYS Keuka Lake State Park.  
 Jim Moon\*\* 315-694-1235

### SENECA LAKE



\$49,900 MLS# R1021325 PC 48660  
 Available is a newer model single wide, steps from Seneca lake. This 3 BR, 2 BA trailer has all your needs for a Seneca Lake summer getaway. Enjoy the outdoors with Woodtex gazebo & storage in Woodtex shed.  
 Bryan Bobo\* 315-450-0624

### KEUKA LAKE AREA



\$39,900 MLS# R278905 PC 55180  
 Vacant residential building lot on Keuka Lake's east side. A few minutes to several local Finger Lakes Wineries! Well established private road provides easy access to the property.  
 Mark Moon\*\* 315-694-1229

### PENN YAN RANCH



\$210,000 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

### HISTORIC HOME



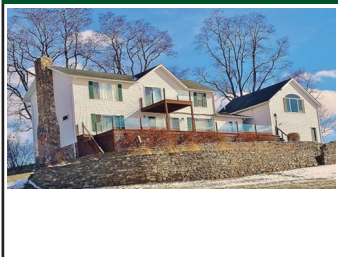
\$248,900 MLS# R299805 PC 41880  
 Historic Cobblestone 4 BR home on just over an acre. Solid & charming residential home with modern updates, the property has commercial potential with approved zoning and excellent road frontage.  
 Mark Moon\*\* 315-694-1229

### CUSTOM BUILT CHALET



\$434,900 MLS# R1029147 PC 20250  
 Custom built Chalet on almost 87 acres! One of a kind handcrafted kitchen. Floor plan offers 1 level living w/loft 2nd BR. Rear deck w/stone wood fired pizza oven and hot tub. Insulated shop. Barn contains an office, storage area, and livestock area.  
 Dick Murphy\*\* 315-270-2002

### KEUKA VIEW



\$400,000 MLS# R1026604 PC 17710  
 MILLION DOLLAR lake views of the Bluff sitting on over an acre includes unique tempered glass deck, 3 BR & additional living space above attached 2 car garage.  
 Mark Moon\*\* 315-694-1229

### VILLAGE RANCH



\$125,900 MLS# R1026509 PC 17570  
 Village of Penn Yan ranch one level living floor plan, two bedrooms & two full baths. Full basement is potential additional living area. 1 car garage & back yard with rear deck.  
 Dick Murphy\*\* 315-270-2002

### SENECA LAKE



\$74,900 MLS# R1034822 PC 29920  
 Panoramic views w/75 ft. of natural shale beach, plenty of mature trees. Add stairs to the water for your own direct access & build your cottage on this site. Perk test complete; driveway added.  
 Stan Olevnik\* 315-532-4726

### CAPE COD STYLE



\$359,900 MLS# R1035068 PC 30800  
 Wonderful home overlooking Keuka Lake w/3 BR & 3 baths. Great room w/ gas fireplace & cathedral ceilings. Lower level has a family room, kitchenette, office, workshop and a full bath. Geo-thermal HVAC system.  
 Dick Murphy\*\* 315-270-2002

### FARMHOUSE



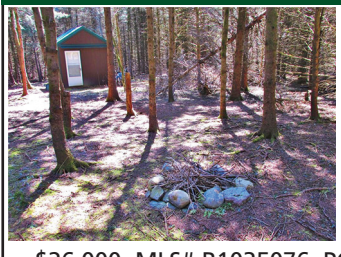
\$275,000 MLS# R1034455 PC 30310  
 Well maintained home w/many old features and molding. 4 BR & updated kitchen w/walk in pantry. On 50 acres w/woods and tillable land. Older barn w/nice three stall horse stable. 2 car detached garage.  
 Phil Warren\* 315-521-1815

### KEUKA LAKE VIEW



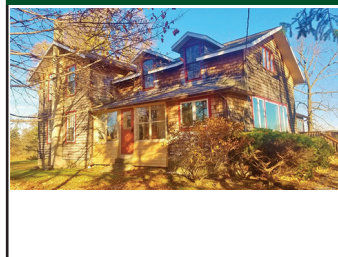
\$234,000 MLS# R1022491 PC 69240  
 Come sit on the wraparound deck of this 3 BR home with a roomy 6 acre lot offering room for expansion, recreation & maintaining your privacy. Charming barn included.  
 Jim Moon\*\* 315-694-1235

### WOODED LOT



\$26,000 MLS# R1035076 PC 30810  
 4.6 acre wooded lot in the Finger Lakes. Corner lot w/town road & private drive frontage. Location is private & secluded, close to Keuka Lake. Well on site & custom built 10'x12' shed.  
 Kathy Higgins\* 315-694-8282

### COUNTRY COLONIAL



\$369,900 MLS# R1015466 PC 01500  
 Unique shake shingled sided country home located on a 40+ acre parcel. Immaculate home features open rooms, cathedral ceilings, wood burning stove, & great country view!  
 Jim Moon\*\* 315-694-1235

### PULTENEY



\$74,900 MLS# R1029937 PC 21030  
 Unique investor opportunity in Pulteney above Keuka Lake. Large rooms, potential full bath on 1st & 2nd floors. Possible 1st floor bedroom. 3-4 bedrooms with detached 2 story outbuilding and large backyard. Public water available.  
 Mark Moon\*\* 315-694-1229

**Call 800-295-2797 and Enter PC# For More Info**



# AREA REAL ESTATE

**These  
Real Estate  
Professionals  
Can Help You  
Find The  
Perfect  
Property**

## Penn Yan House For Sale By Owner

3 bedrooms, 1 1/2 baths, 1500 sq. ft., 2 car garage on 1.2 acre lot.

**\$169,000**  
**Phone 315-694-1983**



## 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

**R1039322**

**\$99,000**

**NEW LISTING!**



Austin Lapp Lic R.E. Broker

**3 BEDROOM, 1.5 BATH** 4.5 miles from town in the PY School District. 2 story house on a quiet street surrounded by farmland. 2 car garage and shed.

**(315) 882-2343**

## 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 bedroom! 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 spacious 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 Keuka 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



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

### NEW LISTING



Nice three bedroom, 1 1/2 bath ranch close to Dundee Village w/large living room, formal dining room and eat-in kitchen with newer appliances. Full basement, two car garage and fantastic view that extends for miles. Stop in and see for your self.

MLS# 1037886 \$142,500

WWW.FINGERLAKESPROPERTY.COM

Amanda Grover  
Principal/Real Estate Broker



**FULL SERVICE**  
*Straight from the Broker!*

SINCE  
2004  
I HUSTLE

(315) 729-4897



**BACK ON THE MARKET!**

views, '02 manufactured ranch on full bsmt. \$119,900



**NEW PRICE!**

**DRESDEN** 3 BR, 2 BA, 1744+ sq. ft., 1 acre lot near Seneca Lake, large/newer garage/shop! Handyman special! \$59,900



**NEW PRICE!**

**PRATTS-BURGH** Escape the hustle & bustle! 2-3 BR well built year round home on a private 22.44 acre lot with mature trees/pines, vaulted LR w/wood stove & access to the lrg deck, 2+ car garage. \$159,900



**OWNER FINANCE**

**LOTS/LAND** **KEUKA LAKE AREA** - 5 acres. Private for recreation or develop a home sight. Perfect off the grid living. \$17,000



**NEW PRICE**

**RUSHVILLE** - 2.8 acre lot w/ views! Has electric, well, septic, driveway. Most excavation done! \$44,900

View ALL area LISTINGS at www.AmandaGroverRealEstate.com



## www.KeukaRE.com

Broker/Owners:

Dale Lane 315-374-0017 • Dan Morse 315-719-7372

**315-536-7446**

### OPEN HOUSE, SUNDAY, APRIL 23 & 30 • 1-3 PM



127 Franklin Street. All new interior finishes, appliances, CA and furnace. 3 bed, 2 1/2 bath, huge kitchen with island. 2 car garage, deck and great back yard. \$209,900. Call/text Sue Polizzi\* 585-794-2895



Sue Polizzi

### 2 UNIT



4497 St. Rt. 364, Gorham! Savvy buyers want to have a great place to live AND earn \$\$? OR Investors-buy a ready to go, well maintained 2 unit. Low taxes, Cdga Lake access, 2 family home - 3/1 and 2/1 plus garage/shop/storage. Walk to the lake and 5 minutes to Cdga! \$169,900. Call/text Sue Polizzi\* 585-794-2895



Sue Polizzi

### CABIN



Custom built cabin on 6.5 acres of mature woods. This is your chance to have absolute privacy without being too far off the beaten path. Built with attention to detail, with cathedral ceilings, hickory kitchen, oak spiral staircase, and master suite fireplace and deck. Two car detached garage with workshop. Near Severne boat launch, Seneca Lake wine trail, and Himrod Conservation club. Call Dale Lane\*\*\* 315-374-0017



Dale Lane

### ACREAGE!

Quiet 10 acres just 2 miles north of beautiful Watkins Glen and famous Watkins Glen State Park/ gorge. Tranquil stream runs along south border of property. Nicely kept trails. Timber value of about \$5,000-\$8,000. Minutes away from the Seneca Lake Wine Trail. Oil, gas, mineral and timber rights convey to buyer. Perfect spot to build and enjoy some quiet. Call Rachel\* 607-481-9372



Rachel Lochner

### 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



A Howard Hanna Company

OPEN HOUSE • SUN. APRIL 30 • 1-3 PM



10034 East Lake Road • Keuka Lake \$577,500

MLS# R1009405

Michael Hanna\* 607-684-0014 Cell

NEW LISTING



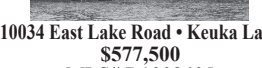
3350 Selewach Road • Lamoka Lake \$169,000

MLS# R1034487

Cynthia Tallo\*\* 585-330-5064 Cell

Michael Hanna\* 607-684-0014

COMMERCIAL PROPERTY



9 Cameron Street • Bath \$450,000

MLS# R1003527

Cynthia Tallo\*\* 585-330-5064 Cell

Pamela Knapp\*\* 607-368-1665 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 VanSiver • Cynthia Tallo • Sarah Welch

**Make Your Move.**

www.realtyusa.com

►Look for the "MBG" to indicate participating properties!

100% SATISFACTION GUARANTEE

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

\* Licensed Associate Real Estate Broker

\*\* Licensed Real Estate Salesperson



10108 West Lake Road • Keuka Lake NEW PRICE \$499,000

MLS# R307786

Cynthia Tallo\*\* 585-330-5064 Cell

Pamela Knapp\*\* 607-368-1665 Cell

LAND • LOTS • ACREAGE • CABINS

RUGBY RD, HAMMONDSPORT - Magnificent view of Keuka Lake, 5 acres of old vineyard on private road in the middle of Wine Country. Buildable, good access: flat to gentle slope. \$62,000

CITY RTE 74, PULTENEY - The ultimate land - 10.17 acres in the process of being certified organic. Cleared & tillable, soil data available, barn & well. Cut some trees towards Keuka Lake & open the view up. \$97,500

KEUKA HILL RD, WAYNE - Eastside of Keuka Lake, 5 acre lot surrounded by vineyards & woods, close to SR 54, but private, \$49,900.

240 Turtle Village Road #25 • Himrod \$63,500

MLS# R1030891

Sarah Welch\*\* 315-415-5458 Cell



**SBARRA & WELLS**  
Expect more value!

Need a vacation?  
FingerLakesGetaways.com



4678 East Bluff Drive, Penn Yan

MLS R1035775

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163

OPEN HOUSE • SUNDAY, APRIL 30 • 1-4 PM

Charming well maintained 3 bedroom, 1.5 bath with commercial possibilities...well traveled road, had antique business on property in the past. Spacious, nice backyard with extras...2 decks, sun porch and 3 Wood Tex buildings...2 are 12'x28' and one is 12'x12'.

Located in prime location, flower gardens, circular drive...close to Penn Yan. Lots of extras!

3184 Route 14A Road, Penn Yan

MLS R1028023

Gigi Siglin, R.E. Lic. Salesperson \*

607-292-6007

NEW-Keuka Lake-1988 constructed, year-round, 3 bedroom, 2 bath home, situated right-on-the-water. Full and partially finished lower level, which walk 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 R1038047

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163

Keuka Lake View-180 degree view from Keuka's east side, on a parcel of almost 6 acres within a very upscale sub-division. Near Rooster Hill Winery with vineyards in the foreground, and the fragrance of the grapes in the air, and an unmatched Keuka Lake view, is the setting for your dream home. If this were not enough, how about owner financing with 20% down, 10 year amortization (5-yr balloon), at 5% interest...this is all good!

503 Grande View Lane, Penn Yan

MLS R1015754

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**



4678 East Bluff Drive, Penn Yan

MLS R1035775

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163

OPEN HOUSE • SUNDAY, APRIL 30 • 1-4 PM

Charming well maintained 3 bedroom, 1.5 bath with commercial possibilities...well traveled road, had antique business on property in the past. Spacious, nice backyard with extras...2 decks, sun porch and 3 Wood Tex buildings...2 are 12'x28' and one is 12'x12'.

Located in prime location, flower gardens, circular drive...close to Penn Yan. Lots of extras!

3184 Route 14A Road, Penn Yan

MLS R1028023

Gigi Siglin, R.E. Lic. Salesperson \*

607-292-6007

NEW-Keuka Lake-1988 constructed, year-round, 3 bedroom, 2 bath home, situated right-on-the-water. Full and partially finished lower level, which walk 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 R1038047

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163

Keuka Lake View-180 degree view from Keuka's east side, on a parcel of almost 6 acres within a very upscale sub-division. Near Rooster Hill Winery with vineyards in the foreground, and the fragrance of the grapes in the air, and an unmatched Keuka Lake view, is the setting for your dream home. If this were not enough, how about owner financing with 20% down, 10 year amortization (5-yr balloon), at 5% interest...this is all good!

503 Grande View Lane, Penn Yan

MLS R1015754

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163



4678 East Bluff Drive, Penn Yan

MLS R1035775

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163

OPEN HOUSE • SUNDAY, APRIL 30 • 1-4 PM

Charming well maintained 3 bedroom, 1.5 bath with commercial possibilities...well traveled road, had antique business on property in the past. Spacious, nice backyard with extras...2 decks, sun porch and 3 Wood Tex buildings...2 are 12'x28' and one is 12'x12'.

Located in prime location, flower gardens, circular drive...close to Penn Yan. Lots of extras!

3184 Route 14A Road, Penn Yan

MLS R1028023

Gigi Siglin, R.E. Lic. Salesperson \*

607-292-6007

NEW-Keuka Lake-1988 constructed, year-round, 3 bedroom, 2 bath home, situated right-on-the-water. Full and partially finished lower level, which walk 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 R1038047

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163

Keuka Lake View-180 degree view from Keuka's east side, on a parcel of almost 6 acres within a very upscale sub-division. Near Rooster Hill Winery with vineyards in the foreground, and the fragrance of the grapes in the air, and an unmatched Keuka Lake view, is the setting for your dream home. If this were not enough, how about owner financing with 20% down, 10 year amortization (5-yr balloon), at 5% interest...this is all good!

503 Grande View Lane, Penn Yan

MLS R1015754

Mark Malcolm II, Lic. Assoc. R.E. Broker\*\*

Direct Line 315-536-6163

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