

Chronicle Ad-Viser

There are 104 Classified Ads in this issue.
Sunday, May 14, 2017 — Over 11,600 Circulation



LOOK INSIDE FOR THE FOLLOWING ZONED INSERTS:
TOPS • RITE AID • ALDI • SAVE A LOT • KNAPP & SCHLAPPI LUMBER CO.
CAREY'S RENTAL/TRUE VALUE • PRATTSBURG MARKET



Need a vacation?
 FingerLakesGetaways.com



Sold is Gold!

#1 in Upstate New York

www.century21pennyan.com

219 Lake Street, Penn Yan 315.536.7456

27 Genesee Street, Greene 607.656.9921

201 Oakdale Road, Johnson City, 607.757.2100

Century 21
Sbarra & Wells
 Real Estate Show

Fox 40
 Saturday @ 5:30 pm
 Sunday @ 10:30 am

MY 8
 Saturday @ 6:30 pm
 Sunday @ 11 am

LIKE US
ON



FOLLOW
US ON



WATCH US
ON



OPEN HOUSE • SUN., MAY 21 • 1-4 PM



Keuka Lake-Make an appointment today to see this gorgeous Colonial on Keuka Lake. This welcoming property has all the amenities of year-round living, and is surrounded by 19 acres, together with 76 ft. of manicured lake frontage. There are 3 bedrooms, 2 1/2 baths, master suite on the main level, wrap-a-round enclosed porch with gas stove, wood burning fireplace in the formal living room, garages, and sheds. Come see for yourself!

5001 West Bluff Drive, Keuka Park
 MLS R1013751.....\$659,000
 Mark Malcolm II, LLC, Assoc. R.E. Broker** Direct Line 315-536-6163



Penn Yan Village-Gorgeous village 4 bedroom, 2 bath split level, on a cul de sac village street. Upgrades galore including in-ground pool, beach house/bar, decks, gazebo and a custom 40 ft. waterfall. New kitchen, formal dining, home office, this is even nicer than it sounds....

don't miss it!
 24 Northview Drive, Penn Yan
 MLS R1041019.....\$249,000
 Mark Malcolm II, LLC, Assoc. R.E. Broker** Direct Line 315-536-6163



Nestled on Seneca Lake, this one-of-a-kind year round mobile home has 60 ft. of beach frontage and a shared 95 ft. permanent dock with an electric boat lift. Includes 1/16 ownership in Starkey Point Estates. There are many upgrades in this unit including ceramic and hardwood flooring, additional living room, flag stone patio, private fenced back yard and sitting area with a gas grill. A converted shed has become a "man cave." Also includes common area, bath house and laundry. Selling turn key including 2006 Sea Ray with low hours and a trailer! Just bring your bathing suit!

4680 Starkey Point Road-Lot 15, Dundee
 MLS R290668.....\$205,900
 Marcia Rees, R.E. Salesperson* 315-521-4006



Keuka Lake-1988 constructed, year-round, 3 bedroom, 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 enjoy lake living! New to the market and priced at \$359,000.

16470 West Lake Road, Branchport
 MLS R1038047.....\$359,000
 Mark Malcolm II, LLC, Assoc. R.E. Broker** Direct Line 315-536-6163



Keuka Lake-Year-round, 4 bedroom, 2 1/2 bath, Contemporary with public utilities. 1997 construction, 2 car garage, 47 ft. of lake frontage, lawn to play on, porch, decks, second kitchen and extremely neat & clean! Nothing to fix here.

4870 East Bluff Drive, Penn Yan
 MLS R1040164.....\$415,000
 Mark Malcolm II, LLC, Assoc. R.E. Broker** Direct Line 315-536-6163



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.....\$124,900
 Gigi Siglin, R.E. Salesperson* 607-292-6007

**Thank You Marcia Rees For
 An Outstanding 2016!**

Marcia Rees, R.E. Salesperson* 315-521-4006
Multi-million Dollar Club



**WELCOME TO THE NEWEST MEMBER OF
 THE MALCOLM TEAM....**
CHARLIE DOWNS



I was born and raised in Penn Yan, NY where I currently reside with my daughters. When I'm not working I enjoy landscaping, camping, and riding my Harley. Having spent most of my life in Upstate NY, I know there is no place on earth like the Finger Lakes. From the natural beauty of the lakes and waterfalls, to the quaint villages and vineyards. The area combines scenic tranquility with endless recreational opportunities.

Prior to joining the Malcolm Team at Century 21 Sbarra and Wells, I was employed as a landscaper designer, electrician, plumber, and HVAC technician. This has allowed me to gain knowledge of State building codes and form connections to local contractors. Whether you're selling or buying in the Finger Lakes, I have the knowledge and experience to get the job done! Call me! 315-856-0558

AREA REAL ESTATE

Amanda Grover
Principal/Real Estate Broker

AMANDA GROVER
REAL ESTATE, L.L.C.

FULL SERVICE
Straight from the Broker!

(315) 729-4897

SINCE 2004
I HUSTLE

NEW LISTING!
WEST SIDE OF SENECA LAKE
Enchanting Diamond in the Rough! Character/beauty! Large 2 story circa 1885 home w/full bsmt & attic! Great bones! Occupied thru '16 by same family @6 decades. 2 story barn. Superb B&B option just 1 mi. from St. Rt. 14. Estbl. restaurant for sale down road! Opportunities are a knockin'! ASKING \$90,000 OR BEST OFFER!

NEW LISTING!
Main house: Newer oak kitchen w/hardwood flrs, 1st flr BR, BA & Indry. Mud rm, dining, family rm & LARGE LR w/FP & French Drs. **Add'l 73+ acres w/barns & Silos Avail. for total package asking price \$1,040,000. \$525,000 maybe more. 3 ponds, hardwoods. income. 50A tillable

NEW LISTING!
90 or 163 ACRE FARM - 3 BR home, (2) pole barns, 3 level barn & singlewide trailer w/rental income. 50A tillable

NEW LISTING!
PRATTSBURGH
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/ woodstove & access to the lrg deck, 2+ car garage. \$159,900

NEW LISTING!
RUSHVILLE-3.6 acre building lot. Country road just on the outskirts of town. Some nice, mature trees. Beautiful location for your new home. \$29,000

NEW LISTING!
KEUKA LAKE AREA-5 acres. Private for recreation or develop a home sight. Perfect off the grid living, too! 5 minutes to Keuka Lake/Branchport! \$17,000 OWNER FINANCE w/half down!

View ALL area LISTINGS at www.AmandaGroverRealEstate.com

OPEN HOUSE

9593 GARRETT VIEW
HAMMONDSPORT, NY 14840
Fri. May, 19th 5-7p, Sat. May, 20th 1-3p, Sun. May, 21st 1-3p
50 feet of lake-frontage, 5 beds and 2.5 baths with spectacular Bluff Views! Great Investment Opportunity! ML R1030387

\$799,900

FINGER LAKES PREMIER PROPERTIES

Call to speak to one of our licensed REALTORS® today.

888.599.4810

Sales@flplake.com / 888.599.4810 / www.FLPLake.com

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

Finger Lakes REALTY

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

www.fingerlakesproperty.com

OPEN HOUSE • SUNDAY, MAY 21 • 1-3 PM
2935 COATES ROAD

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! Stop in and see for yourself! MLS# R1017225 \$269,500

JERUSALEM - Beautiful 4 bedroom, two bath home only minutes from college athletic fields, Keuka Lake State Park and Penn Yan. Newer roof, windows, kitchen and bathrooms. Central air conditioning, two car garage on nearly one acre lot. Call Ed today! MLS# R1027914 \$205,000

JERUSALEM - Well maintained 3 bedroom, 1 1/2 bath home meticulously landscaped on one acre lot. First floor laundry, 1 1/2 car garage, workshop and deck perfect for your view of Keuka Lake. Village water and electric and driveway which exits on lower West Lake Road and St. Rt. 54A. Edge of town for your convenience with no village taxes. MLS# R1010354 \$147,000

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

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

R1044680 NEW LISTING!
\$199,000
Austin Lapp Lic R.E. Broker

TALK ABOUT AN AMAZING VIEW! Adorable 1 bedroom, 1 bath cottage in a quiet location on Seneca Lake. Take in the morning sunset on the deck or enjoy an evening camp fire down by the lake. Covered boat hoist beside a 16' wide permanent dock and 44' of lake frontage. This home is the perfect getaway, in great location on private road. Newer upgrades such as flooring, water filtration system and stairs to the lake. Priced below assessment! **(315) 882-2343**

R1033455
\$189,000
Austin Lapp Lic R.E. Broker

OPEN HOUSE, SUNDAY, MAY 21 • 1-3 PM • 5396 RT. 89, VARICK
DON'T MISS OUT on this updated 2 bedroom cottage on Cayuga Lake. The interior has been completely updated with too many upgrades to list! Sit out on the porch and enjoy the gorgeous views or walk down the new stairs to the lake with 18' of waterfront. Out back you'll find a large 30x40 shop with 100 amp electric service, a concrete floor, and overhead door to store your boat & water toys! New drainage all around the house and fresh gravel driveway. This place is a great way to get an affordable property on Cayuga Lake. **(315) 882-2343**

KEUKA LAKE & LAND REALTY

www.KeukaRE.com

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

TRADITIONAL COLONIAL

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

LAMOKA LAKE

3033 WOOD RD, ORANGE - Enjoy lake living at an affordable price. Move in condition, well maintained 2 bedroom single wide with private back yard. View of the lake, a short walk to your own dock/hoist space. ALL LEVEL! Sun room with electric fireplace, deck, Woodtex building and carport. \$89,400 Renee Owen** 315-436-2464

NEW LISTING

4 BD, 1.5 BA village home close to schools, with one car garage. This won't last! Call Renee** 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

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

Sue Polizzi
Renee Owen
Renee Owen
Dan Morse

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

OPEN HOUSE SAT. MAY 13 • 1-3 PM • 343 MAIN ST. MILO

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 CAPE COD STYLE VILLAGE HOME with extra large lot with frontage on Collins Ave. and also on Lawrence Street! 1st flr bedroom and bath, hardwood floors, spacious living room and formal dining room! New windows throughout! 2 bedrooms and 1/2 bath up! Huge deck for entertaining and hot tub!! 2 car detached garage!! Lots of privacy for living in the village!! \$164,500 R1044386

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

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

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., MAY 20 • 1-4 PM
3201 YODER HILL, JERUSALEM
\$232,500 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

KEUKA LAKE VIEW

PRATTSBURGH
\$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

NEW LISTING • COUNTRY HOME
\$228,000 MLS# R1043356 PC 38480
Country home on 5 wooded acres, 3 BR, 3 full bath, fully finished walk-out basement, detached 2-story barn w/2 garage spaces. Don't miss out on this one! Kathy Higgins* 315-694-8282

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* 585-269-2571

PRICE REDUCED • 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

LAND FOR SALE
NEW LISTING COUNTRY SETTING-9 acres, clear land, woods, trail & a pond
MLS# R1039937 \$60,000
Stan Olevnik* 315-532-4726
PRICE REDUCED HUNTING LAND-9.2 acres mostly woods. Close to Watkins Glen. MLS# R1012544 \$29,500
Bruce Warfield* 315-945-8152
PRICE REDUCED SENECA LAKE-75 ft. of natural shale beach, plenty of mature trees. MLS# R1034822 \$72,900
Stan Olevnik* 315-532-4726



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

46+ Acres with Vineyards & Lake Views
8763 Greyton H Taylor Mem Dr. • Hammondsport
\$2,100,000
MLS# R1025137
Michael Hanna* 607-684-0014 Cell

102' Lake Frontage
5575 West Bluff Dr. • Keuka Lake
\$269,900
MLS# R1017731
Michael Hanna* 607-684-0014 Cell

KEUKA LAKE VIEW
2474 Bath Road • Penn Yan
\$524,900
MLS# R1023693
Cynthia Tallo** 585-330-5064 Cell
Pamela Knapp** 607-368-1665 Cell

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

COMMERCIAL PROPERTY
9 Cameron Street • Bath
\$450,000
MLS# R1003527
Cynthia Tallo** 585-330-5064 Cell
Pamela Knapp** 607-368-1665 Cell

LAND • LOTS • ACREAGE • CABINS
PULTENEY - Keuka views, 11+ acres, approved subdivision, buildable lot, seller financing available. PRICED FROM \$94,000
YAWGER HILL RD, BRADFORD - Exceptional 16+ acre lot w/spectacular panoramic views. Ideal location to build your dream home. Lots of road frontage. Secluded, private but close to a main highway. A rare find! \$42,500
GREYTON TAYLOR MEM. DR., KEUKA LAKE - Westside, panoramic view, 16 acres, excellent location to build your dream home. NEW PRICE \$154,000

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: Brett 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!