Broker/Owner Bob Curbeau......315-270-2008

Licensed Associate Brokers315-729-7858 Chuck Eveland.... Ron Miller.. .315-521-2224

Licensed Sales Associates ...315-694-2658 Ed Culver.. ...315-529-7389 Joe Brodmann .315-521-8097 Elesha Wager...

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

WAYNE – Beautiful 11 plus



JERUSALEM — Four bedroom, 2 bath Colonial w/5 acres and pond. Home features large wrap around porch, central air, hard-wood floors and 2 car garage with large work area. Property is on a corner lot and is in move-in condition. Call Ron today! MLS# R1052536 \$219,000



AREA EAL ESTATE



2295 Havens Corners Rd., Penn Yan, New York

Yates County, New York/Town of Benton Public Real Estate Auction

Wednesday, July 12 @ 7:00 p.m.



Open House June 24, 1-3 p.m.

21.2 acre farmette with 19 m/1 tillable, 3 bedroom 1 bath home, barn with attached heated shop...

Auctioneers note: Secure your financing now and be prepared to take advantage of this rare opportunity to own this desirable 21.2 acre farmette with approx. 19 tillable acres in Town of Benton. Real Estate terms and conditions: \$10,000 dollars due day of auction by cash or check, balance due at closing on or before August 30, 2017. Property will be sold with no contingencies by transfer of title by warranty deed. All announcements on auction day take precedence over any printed or advertised material. 2% to Brokers that pre-register. 48 hrs. before auction date and attend auction with bidder info. Packet available. Absentee bids accepted. Ivan Horning Jr., Licensed N.Y.S. Real Estate Sales Agent 585-526-6100

Jere Horning, Licensed N.Y.S. Real Estate Agent 315-729-5854 WINE TRAIL PROPERTIES LICENSED R.E. BROKER, 315-536-8004



\$199,000

in the Village of Penn Yan! This 3 bed, 1.5 bath house has a lot to offer. You'll fall in love with hardwood flooring and modern kitchen! New updates include: New kitchen, new bathroom downstairs, new roof, vinyl windows, paint and more! This house also boasts a full basement with plenty

of room for storage or a workshop. Don't miss out on this (315) 882-2343

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!



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

COD STYLE VIL LAGE HOME with extra large lot frontage on Collins Ave. and also on Law-rence Street! 1st flr

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



DELIGHTFUL CONTEMPORARY HOME NEAR KEUKA LAKE with 10' ROW pedestrian access! Spacious yard with privacy fence and above ground pool!! New master bed-room in 1st fir addition with

attached garage/workshop/rec room! Full basement with office or additional sleeping area! Cathedral celling, new kitchen with extra large center island and granite counter top! Great house for entertaining and lots of yard for gardens! Just outside the village with pubic water and municipal electric!! A fun house to enjoy!!! Walk to Seneca Farms Ice Cream!!! R1051727 \$189,900

315-277-0236 315-694-0733 CHARMING VIL-LAGE HOME near schools and athletic fields in immaculate condition through-out! Hardwood floors

and replacement win-dows! Spacious living room, formal dining room! Open and covered front porch for relaxing! Patio area overlooking the spacious back yard, gardens and creek! This is truly a gem!! R1051529 \$149,900



SINCE

2004

I HUSTLE

THE HIMROD FAGIE

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 loca-190lder barn and trails 900

tion for gardens, horses and relaxation! O through the woods! R1036729 \$124,900



www.KeukaRE.com

Broker/Owners:

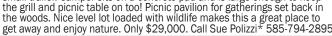
Dale Lane 315-374-0017 • Dan Morse 315-719-7372

315-536-7446



145 acre farm w/a fully remodeled farm house w/3 bedrooms and 2 baths. Property offers a 36x100 pole barn set up for livestock or you can just use for storage. Also a 2 car finished garage w/extra bays for storage. Great farm land with lots of hunting. It's a must see for this price. \$375,000 Call Dale*** 315-374-0017 LAND! 11.60 ACRES





FARM!

4 BEDROOMS! Village 4 bedroom, 1.5 baths, 1 car garage close to schools, stores. New roof, electric, refinished floors. Eat in kitchen and large formal dining. 1st floor master bedroom. Laundry on 1st floor. Maple cabinets and wood counters. New full bath and deep tub. A welcoming home with front and back covered porches. Call Renee Owen** 315-436-2464





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.

Ray Emery

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Straight from the Broker. JUST LISTED!

LISTED! 3 BR country home w/many up dates/remodeling throughout! De

sirable 3 acre lot with trails/woods. Large deck, spacious kitchen

open to LR, Irg 1st flr BR & laundry. Woodstove for supplemental heat. Come see! \$109,000 DUNDEE



Superb starter BA w/garage. 1st flr BR



Established/operating restaurant sells turn key! All remodeled w/ orgeous 4 BR, 2 bath "home" above! Owner occ. or rental income

ĂLL NEW MECHANICALS, ROOF APPLIANCES & KITCHEN EQUIP w/ in 10 yrs: heating, plumbing, elec, bathrooms-list goes on! AC, video surveillance, 3 TVS, POS system. Great bar! HOUSE NEXT DOOR AVAILABLE: TOTAL remodel for just \$100K. 1 mile from St Route 14! Integrate winery/brewery!? \$450,000 w/o house next door.

occupied 4 BR, 1 BA home w/1st flr

front porches. Nice grassy lot, fully fenced yard. Needs TLC, cash only, Sold AS IS.

View ALL area LISTINGS at www.AmandaGroverRealEstate.com



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Licensed Associate Real Estate Broker ** Licensed Real Estate Salesperson

> Kenka Lake Views 2474 Bath Road • Penn Yan

\$524,900

MLS# R1023693

Cynthia Tallo** 585-330-5064 Cell Pamela Knapp** 607-368-1665 Cell

Cabin on 23 Acres

6998 Stickney Road • Bath

\$78,000MLS# R1050952



A Howard Hanna Company

5575 West Bluff Drive • Keuka Lake MLS# R101773 Michael Hanna* 607-684-0014 Cell



12338 East Lake Road • Keuka Lake \$609,000 MLS# R195776



7942 State Route 54 • Hammondsport \$131,000

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(315) 729-4897 HOMETOWN CHOICE Fixer upper opportunity or rent it as it is! Currently laundry, eat in kitchen. Vinyl windows, 2

nothnagleHTC.com NEW LISTING - PENN YAN VILLAGE NEWLY LISTED - COUNTRY HOME \$127,500 MLS# R1052088 PC 45030 \$150,000 MLS# R1042927 PC 38900 Perfect 3 BR home

on corner lot, move in ready. Hardwood flrs, Irg breakfast rm, plenty of space to entertain. Lovely fenced in backvard w/gardens & spacious deck for

outdoor entertaining! Michelle Gray* 505-269-2571

NEWLY LISTED - KEUKA VIEW LOT \$325,000 MLS# R1048458 PC 39180 Stunning Keuka Lake view 26 acre former vineyard.

Property w/mix of woods, open fields, small pond & abandoned vineyards. Large 36x90 pole barn with a poured floor included. Jim Moon** 315-694-1235



home. Updated kitchen w/new SS appliances, flooring, and custom lighting. Open living floor

3 acre wooded

plan. Roomy 2 car detached garage & 2 more sheds! Mark Moon** 315-694-1229 **NEW LISTING - SENECA LAKE**

229 Lake St., Penn Yan, NY 14527

(315) 536-2700



\$149,900 MLS# R1054334 PC 46910 WF property w/permanent dock. Many improvements, but none quite finished. New Pex plumbing,

> counters, windows, grinder pump, partially completed tram! Sold "as is". Serious inquiries only! Stan Olevnik* 315-532-4726



to all Penn Yan has to offer! This home is ready to go!

Stan Olevnik* 315-532-4726 OPEN HOUSE • SAT., JUNE 24 • 1-3 PM 8 EAST BLUFF DRIVE, JERUSALEN



Year round 3 BR home located on Keuka's "Bluff". Wonderful views, substantial land, public utilities, &

100 ft. of lake frontage! Extensive decks, great room and lower level family room await you. Dick Murphy** 315-270-2002



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MLS R1038047 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163 **NEW-**Keuka Lake's "Canoe Landing Estate & Vine



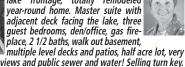
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MLS R1052862......

NEW-Keuka Lake-140 ft. of level lake frontage, totally remodeled year-round home. Master suite with adjacent deck facing the lake, three



private setting with outstanding views and public sewer and water! Selling turn key. Bluff Drive, Penn Yan

OPEN HOUSE • SATURDAY, JUNE 24• 1-3 PM

NEW-Keuka Lake Contemporary home with 3 bedrooms, 3 bathrooms, master suite with deck overlooking the lake, fireplaces, vaulted ceilings, and
a new upgraded kitchen with granite countertops
and thorus capitates. The walknut lawar layed has and cherry cabinets. The walkout lower level has 1,000 square feet and is partially finished with a workshop, full bath and possible 4th bedroom or family room. With 101 ft. of Jake frontage this very private setting also has a boat house to store all your water toys and a permanent

dock with a covered electric boat hoist. The large deck is great for entertaining and the views are spectacular. 11405 East Bluff Drive, Penn Yan MLS R1054214.....\$529,00 Marcia Rees, R.E. Salesperson*

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