



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
 Elisha Wager.....315-529-7389

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

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 acre lot with new cabin. Perfect for recreation, hunting or just to getaway for a weekend. Call Ed today for details. MLS# R1050721 \$70,000

JERUSALEM – Four bedroom, 2 bath Colonial w/5 acres and pond. Home features large wrap around porch, central air, hardwood 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

WWW.FINGERLAKESPROPERTY.COM



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

R1054829 NEW LISTING!

\$129,000



Austin Lapp Lic R.E. Broker

R1044680 SENECA LAKE!

\$199,000



Austin Lapp Lic R.E. Broker

BEAUTIFUL, UPDATED COLONIAL HOME FOR SALE 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 gem!

(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!

(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

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

CHARMING VILLAGE HOME near schools and athletic fields in immaculate condition throughout! Hardwood floors and replacement windows! Spacious living room, formal dining room and family room, formal dining room overlooking the spacious back yard, gardens and creek! This is truly a gem!! R1051529 \$149,900

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 \$124,900

DELIGHTFUL CONTEMPORARY HOME NEAR KEUKA LAKE with 10' ROW pedestrian access! Spacious yard with privacy fence and above ground pool! New master bedroom in 1st flr addition with attached garage/workshop/rec room! Full basement with office or additional sleeping area! Cathedral ceiling, 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 public water and municipal electric!! A fun house to enjoy!! Walk to Seneca Farms Ice Cream!! R1051727 \$189,900

Amanda Grover
 Principal/Real Estate Broker



AMANDA GROVER REAL ESTATE, L.L.C.

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JUST LISTED!

NAPLES 3 BR country home w/many updates/remodeling throughout! Desirable 3 acre lot with trails/woods. Large deck, spacious kitchen open to LR, lrg 1st flr BR & laundry. Woodstove for supplemental heat. Come see! \$109,000

JUST LISTED!

POTTER Fixer upper opportunity or rent it as it is! Currently occupied 4 BR, 1 BA home w/1st flr laundry, eat in kitchen. Vinyl windows, 2 front porches. Nice grassy lot, fully fenced yard. Needs TLC, cash only, Sold AS IS. \$36,900

JUST LISTED!

DUNDEE Superb starter home! 3 BR, 1 BA w/garage. 1st flr BR possible. 1st flr lndry, front & rear porches, some hrwd flrs, new furnace, roof & water heater! Updated windows. Make it your own, build fast equity! \$70,000

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

View ALL area LISTINGS at www.AmandaGroverRealEstate.com

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*

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

2-UNIT INVESTMENT PROPERTY
7942 State Route 54 • Hammondsport
\$131,000
MLS# R1023540
Cynthia Tallo 585-330-5064 Cell**
Pamela Knapp 607-368-1665 Cell**

Keuka 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
\$78,000
MLS# R1050952
Michael Hanna* 607-684-0014 Cell

LAND • LOTS • ACREAGE • CABINS
DUTCH ST, DUNDEE - Spectacular Keuka Lake Bluff view, East side building lot, Dutch Street & McGregory area, lots of road frontage, deep lot, wonderful location that provides privacy & short distance to a major highway. Grape crop currently on property. \$137,100
GREYTON TAYLOR MEM. DR., KEUKA LAKE - Westside, panoramic view, 16 acres, excellent location to build your dream home, NEW PRICE \$154,000.
PULTENEY - Keuka views, 11+ acres, approved subdivision, buildable lot, sell or finance. PRICED FROM \$94,000.

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

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229 Lake St., Penn Yan, NY 14527
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STOP IN & Pick Up a Copy of Our Finger Lakes Property Guide

NEW LISTING - PENN YAN VILLAGE
\$127,500 MLS# R1052088 PC 45030
 Perfect 3 BR home on corner lot, move-in ready. Hardwood flrs, lrg breakfast rm, plenty of space to entertain. Lovely fenced in backyard w/gardens & spacious deck for outdoor entertaining! Michelle Gray* 505-269-2571

NEWLY LISTED - COUNTRY HOME
\$150,000 MLS# R1042927 PC 38900
 Serene setting on 3 acre wooded lot w/2 BR, 2 bath home. Updated kitchen w/new SS appliances, flooring, and custom lighting. Open living floor plan. Roomy 2 car detached garage & 2 more sheds! Mark Moon** 315-694-1229

NEW LISTING - VILLAGE BUNGALOW
\$128,000 MLS# R1054477 PC 47160
 Completely Remodeled! Gorgeous bungalow on a dead end street in the village. Ideally centered to walk to all Penn Yan has to offer! This home is ready to go! Stan Olevnik* 315-532-4726

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

NEW LISTING - SENECA LAKE
\$149,900 MLS# R1054334 PC 46910
 WF property w/permanent dock. Many improvements, but none quite finished. New Pex plumbing, electric, hickory counters, windows, grinder pump, partially completed tram! Sold "as is". Serious inquiries only! Stan Olevnik* 315-532-4726

OPEN HOUSE • SAT., JUNE 24 • 1-3 PM
4728 EAST BLUFF DRIVE, JERUSALEM
\$380,000 MLS# R1023706 PC 08790
 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

SEE OUR OPEN HOUSE SCHEDULE AT NOTHNAGLEHTC.COM

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OPEN HOUSE • SUNDAY, JUNE 25 • 1-4 PM

KEUKA LAKE-1988 Constructed, year-round, 3 bedroom, 2 bath home, situated right-on-the-water. Full and partially finished lower level, that 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! New to the market and priced at \$359,000.

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

NEW-Keuka Lake's "Canoe Landing Estate & Vineyard" in the very HEART of the Finger Lakes and Keuka's "Wine Trail. Magnificent views over vineyards onto Keuka Lake and its distant shores from this 46 acre setting. A newly constructed contemporary by Lin Hough Builders features: 4 bedrooms, 4 1/2 baths, soaring ceilings, geo-thermal heat & AC, library/music room, media room, 3-car garage, 30'x40' pole barn with wine making facilities, 3 fireplaces, patios, balconies, 1000 bottle wine cellar and 4200 sq. ft. of sheer elegance. If not your private estate, how about a "CELEBRATION HEADQUARTERS" or WINERY, or MICRO BREWERY OR ALL OF THE AFOREMENTIONED. This opportunity may very well stimulate the next "BIG THING".

8763 Greyton H Taylor Memorial Drive, Hammondsport
MLS R1053004 \$1,695,000
 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163

NEW-Keuka Lake-140 ft. of level lake frontage, totally remodeled year-round home. Master suite with adjacent deck facing the lake, three guest bedrooms, master office, gas fireplace, 2 1/2 baths, walk out basement, multiple level decks and patios, half acre lot, very private setting with outstanding views and public sewer and water! Selling turn key.

10085 East Bluff Drive, Penn Yan
MLS R1052862 \$725,000
 Marcia Rees, R.E. Salesperson* 315-521-4006

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 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 lake 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 \$529,000
 Marcia Rees, R.E. Salesperson* 315-521-4006

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