

# AREA REAL ESTATE

## CURBEAU REALTY, INC.

[www.CurbeauRealty.com](http://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

### SHOWCASE HOME OF THE WEEK



**CUSTOM DESIGNED CONTEMPORARY HOME** with captivating Keuka Lake view including the USA field near Keuka Lake State Park and area wineries and breweries! Recent renovation with granite kitchen counter tops, new appliances, interior paint throughout, hardwood flooring, carpeting and many more updates! Spacious open living, dining and kitchen, gas fireplace, cathedral ceilings! Large family room in the lower level with gas fireplace, full bath and 2 bedrooms or office! Walkout to patio and outstanding lake and country views!! 3 bay garage and an acre of peace and quiet! This is a very special property!!! R1072028 \$450,000

## www.KeukaRE.com

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

### AFFORDABLE LIVING!



2 BD, 2 BA mobile on 6+ acres with 2 car garage. Own for less than you can rent! Call Dale\*\*\* 315-374-0017

**2700 SQUARE FEET!**



Keuka Lake view. 3 BD, 3 BA in coveted cul de sac. Close to village, shopping and marina. Call Lorie\* 315-719-7565

### BUILDING LOT



1+ acres with Keuka Lake view, near country club. Build your dream house! Call Paul\* 315-857-5925

### 342 ACRES



100 tillable in corn, hardwoods, pasture and brush land. Stocked pond, 2 barns and 5+ BD house. This won't last. Call Dale\*\*\* 315-374-0017

### 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  
(866) 456-8004 Toll Free  
www.winetrailproperties.com

132 Main St., Penn Yan

## Connect-A-Service Properties

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• Long Term Rentals - Homes and Apartments  
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2772 State Route 54A  
PO Box 673  
Penn Yan, NY 14527

**ERIC - GENERAL MANAGER**  
Eric.connectaserviceproperties@outlook.com

**DANIELLE - OFFICE MANAGER**  
Danielle.connectaserviceproperties@outlook.com

**JAN - LIC. REAL ESTATE BROKER/OWNER**  
Jan.connectaserviceproperties@outlook.com

www.connectaserviceproperties.com  
Main: 315-536-4733  
Fax: 315-536-0298  
Emergencies: 315-283-0804

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

## Yates County/Town of Potter REAL ESTATE AUCTION

776 Voak Road, Penn Yan, N.Y.  
Wednesday, September 27 @ 10:00 AM

**38.6 acre Prime Yates County farmland with 4 acres of woodland and 2 barns**

Take advantage of this desirable parcel of farmland. Add to your farming operation or buy as an investment. Would also make a nice hobby farm.

**Real Estate terms and conditions:** \$15,000 dollars due day of auction by cash or certified check, **Payable to Wine Trail Properties**, balance due at closing on or before November 10, 2017. All announcements on auction day take precedence over any printed or advertised material. Absentee bids accepted. Taxes to be prorated at closing. Owned by the Carroll Trust.

**Ivan Horning, Jr. - Licensed N.Y.S. Real Estate 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**



**AMANDA GROVER**  
REAL ESTATE, LLC.  
Serving Buyers & Sellers in the Finger Lakes for 14 Years  
(315) 729-4897



**TAMMY HULLINGS**  
(585) 797-5161

**JUST LISTED!**

**OPEN HOUSE • SAT. SEPT. 23 • 2-4 PM**  
2373 State Route 14, Geneva, NY (south of Cross Rd) - 3 BR home on BEAUTIFUL 1.5 acre lot w/mature trees & large barn/shop. Vinyl sided, updated windows, enc front & rear porch. New furnace '13! Spacious layout. GREAT VALUE! \$84,900

**NEW PRICE**

**90 ACRE FARM** - 3 BR home, (2) pole barns, 3 level barn & singlewide trailer w/rental income. 50A TILLABLE maybe more. 3 ponds, hardwoods. Main house: Newer oak kitchen w/hardw flrs, 1st flr BR, BA & Indry. Mud rm, dining, family rm & LARGE LR w/FP & French doors. \$499,000

View ALL area LISTINGS at [www.AmandaGroverRealEstate.com](http://www.AmandaGroverRealEstate.com)



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

HOMETOWN CHOICE  
Keuka Lake Office  
Call 800-295-2797 and enter any PC# \* Lic. RE Salesperson \*\* Lic. RE Broker \*\*\* Lic. RE Assoc. Broker

**STOP IN & Pick Up a Copy of Our Finger Lakes Property Guide**

OPEN HOUSE • SAT. SEPT. 23 • 1-3 PM	PRICE REDUCED! KEUKA VIEWS	VILLAGE BUNGALOW
<b>311 CEDAR STREET, KEUKA PARK</b> \$119,500 MLS# R1062799 H054750 Cute & cozy bungalow w/open kitchen, dining, living room, floor plan w/2-3 BR. Great level yard; easy to maintain! Partially covered deck is a great place to entertain family & friends! Bruce Warfield* 315-945-8152	<b>\$184,900 MLS# R1063412 H069600</b> Enjoy the large game room complete w/ wet bar & full bath, open kitchen, living & dining area, 3 BR, 2.5 baths. In-flr radiant heat. Relax on one of 3 porches & deck. Bruce Warfield* 315-945-8152	<b>\$104,000 MLS# R1054477 PC 47160</b> 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
<b>COUNTRY COLONIAL</b> \$369,900 MLS# R1015466 PC 01500 Unique country home on 45 acres. Immaculate home w/custom kitchen, 1st flr bath & laundry, cathedral ceilings, wood burning stoves. Property includes hobby tree farm! Historic barn, 2 car detached garage, additional storage building. COME SEE!! Jim Moon** 315-694-1235	<b>KEUKA LAKE</b> \$99,000 MLS# R1038087 PC33640 Just steps to the beach in this affordable Keuka Lake home in popular lakeside Crooked Lake Court. Plenty of room for family & guests, 3 BR, eat-in kitchen, 19 ft. of your lakefront to use & enjoy. Dock and hoist included! Terri Sutherland* 585-750-6054	<b>SENECA LAKE</b> \$55,000 MLS# R1060766 PC 52850 Come enjoy your summers on Seneca Lake at a price you can afford! 2 BR mobile home w/414 sf knotty pine living room added w/pellet stove. Front & rear covered patios. Golf carts welcome! Come have it all! Stan Olevnik* 315-532-4726

SEE OUR OPEN HOUSE SCHEDULE AT [NOTHNAGLEHTC.COM](http://NOTHNAGLEHTC.COM)

## NEW TENANTS:

Move in now & get the 1<sup>ST</sup> 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
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- 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.



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# Sold is Gold!

**#1 in Upstate New York**  
[www.century21pennyan.com](http://www.century21pennyan.com)  
**219 Lake Street, Penn Yan**  
**315.536.7456**

OPEN HOUSE • SUNDAY, SEPTEMBER 24 • 1-4 PM	OPEN HOUSE • SUNDAY, SEPTEMBER 24 • 1-3 PM
<b>Keuka Lake-Turn of the Century Charm...</b> 3 bedroom, 1 1/2 baths, newer septic system, foundation totally redone, parking for all the family & friends, new garage, 67 ft. of lake frontage, wonderful front lawn, views across the tip-of-bluff. This is to be sold completely furnished. This is one you cannot afford to let slip away...the owners just spent \$20,000 in improvements. 13686 West Lake Road, Hammondsport MLS R1064090.....\$329,000 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163	<b>Cozy, year round, TURN KEY, 2 bed home with ROW to Waneta Lake, Sylvan Beach area, share a dock with one other person, HOA fees \$75 yr to Association. Home has double lot, w/large portion fenced in. Large heated 2 story barn workshop and storage, deck w/furniture. Lots of extras, totally furnished, includes riding lawn tractor, golf cart, horseshoe court, updated appliances, all furnishings! Come take a look...great value.</b> freestanding water cooler, storage cart, all furnishings! Come take a look...great value. 9820 Fair Oaks Road, Wayne MLS R1074768.....\$127,000 Gigi Siglin, R.E. Salesperson* Malcom Team Member.....Cell 607-292-6007
<b>NEW-Keuka Lake view-3.76 acre, partially wooded lot, complete with driveway up to a level camp site (building site) with an included 28 ft. 5th wheel, storage shed, and all with electric on site. A wonderful Keuka view, which can be expanded further. Let your recreation begin now, but do bring your future building plans, as the options are yours to imagine.</b> 10732 State Route 54, Hammondsport MLS R1074260.....\$49,000 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163	<b>KEUKA LAKE WINE TRAIL-Circa 1830, Victorian with all the charm of "yesteryear", and yet all the conveniences of today. Situated on Keuka Lake's Wine Trail, this 5 bedroom, 3 bath, lake view home features so many perks. How about central AC, formal dining, wrap-around porch, new carriage house/3 car garage with 2nd story (for you to create), and this magnificent home is situated on almost 2.5 acres next to the golf course. Why would you hesitate?</b> 133 Route 54 East Lake Road, Penn Yan MLS R1058214.....\$345,000 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163

**SOLD** RealtyUSA is now Howard Hanna Real Estate Services. The 3rd Largest Real Estate Company in the U.S.A.\*  
HowardHanna.com

Look for the "MBG" to indicate participating properties!

52 Pulteney St., Hammondsport, NY • 607-569-2020 • 607-776-1100 • 315-536-6663  
\*Licensed Associate Real Estate Broker \*\*Licensed Real Estate Salesperson

 <p>778 &amp; 776 East Lake Road • Keuka Lake \$1,100,000 MLS# R1054158 Sarah Welch** 315-415-5458 Cell Dennis Carlson** 508-935-7619 Cell</p>	 <p>8626 West Lake Road • Keuka Lake \$579,000 MLS# R1066448 Michael Hanna* 607-684-0014 Cell</p>
 <p>102' Lake Frontage 5575 West Bluff Road • Keuka Lake \$259,000 MLS# R1017731 Michael Hanna* 607-684-0014 Cell</p>	 <p>4957 County Road 26 • Dundee \$130,000 MLS# R1037009 Sarah Welch** 315-415-5458 Cell Dennis Carlson** 508-935-7619 Cell</p>
 <p>5796 Baurter Road • Avoca \$164,900 MLS# R1053333 Joseph Wilson** 607-731-8454 Cell</p>	<p><b>LAND • LOTS • ACREAGE • CABINS</b> GREYTON TAYLOR MEM. DR. KEUKA LAKE - Westside, panoramic view, 16 acres, excellent location to build your dream home. \$154,000. GOODWIN HILL RD, DUNDEE - KEUKA LAKE VIEW - Spacious 17 acre lot, mostly wooded, diverse and active wildlife, natural and peaceful setting. Nice area to build a home or cabin. NEW PRICE \$119,000. 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</p>

Looking for a career in Real Estate? Look to HowardHanna.com.  
Call Bret at 716-909-1785 and find out more about a career in real estate.

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  
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Look for the "MBG" to indicate participating properties!

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Call Jenelle at 315-536-7456 for more information!!