

# AREA REAL ESTATE

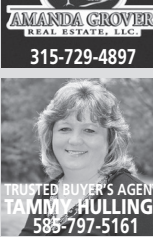
OWNED & OPERATED BY:

AMANDA GROVER



AMANDA GROVER

REAL ESTATE, LLC.



TRUSTED BUYER'S AGENT

TAMMY HULLINGS

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SATISFYING  
BUYERS & SELLERS

• 14 Years •

IN THE FINGER LAKES  
REGION OF NYS

www.AmandaGroverRealEstate.com

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

## 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

### 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 marinas, 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 Price Reduced \$435,000



140 Main St., Penn Yan

315-536-7285



www.fingerlakesproperty.com



**PENN YAN** – Beautiful two bedroom, 2 bath Colonial in pristine condition w/large village lot. Formal dining room, country kitchen, Florida room and newer appliances too! Call Ron today! MLS# R1068842 \$132,000

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



**R1056368 T**  
**\$35,000**  
Jesse Lapp Lic. R.E. Salesperson

**3 BEDROOM, 1 BATH HOME** priced far below assessment! Spacious lot on dead end street. Large Woodtex shed used as a garage/workshop. Home needs work due to flood damage. Selling "as is." Possible access to public water. Good investment opportunity for cash buyer.  
**(315) 882-4456**

## 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
- Game Room/Exercise Room
- Computer Room w/ Internet
- Service coordinators
- Bus Stop location
- Utility allowance
- 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.



Elbow

## Need More Room?

**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



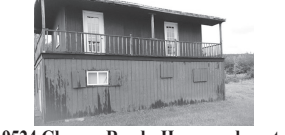
8626 West Lake Road • Keuka Lake  
\$579,000  
MLS# R1066448  
Michael Hanna\* 607-684-0014 Cell



14813 Keuka Village Road • Keuka Lake  
NEW PRICE \$175,000  
MLS# R1071856  
Sarah Welch\*\* 315-415-5458 Cell



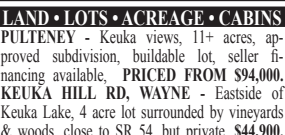
6760 Hotchkiss Road • Prattsburgh  
\$102,500  
MLS# R1042253  
Sarah Welch\*\* 315-415-5458 Cell  
Dennis Carlson\*\* 508-935-7619 Cell



9524 Gleason Road • Hammondsport  
\$83,900  
MLS# 248977  
Dean VanSkiver\*\* 607-346-7588 Cell



10707A County Route 74N • Prattsburgh  
\$129,000  
MLS# R1079331  
Michael Hanna\* 607-684-0014 Cell



**LAND • LOTS • ACREAGE • CABINS**  
PULTENEY - Keuka views, 11+ acres, approved subdivision, buildable lot, seller financing available, PRICED FROM \$94,000.  
KEUKA HILL RD, WAYNE - Eastside of Keuka Lake, 4 acre lot surrounded by vineyards & woods, close to SR 54, but private, \$44,900.  
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, \$119,000

Looking for a career in Real Estate? Look to HowardHanna.com.  
Call 607-569-2020 and find out more about a career in real estate.

Lic Assoc. R.E. Broker: Michael Hanna  
Lic. R.E. Salespersons: Pamela Knapp • Dennis Carlson • Amy Nunn • Dean VanSkiver  
Cynthia Tallo • Sarah Welch • Joseph Wilson • Todd Housel

**Make Your Move. www.HowardHanna.com**

Look for the "MBG" to indicate participating properties!



HOMETOWN CHOICE  
Keuka Lake Office

Call 800-295-2797 and enter any PC# \* Lic. RE Salesperson \*\* Lic. RE Broker \*\*\* Lic. RE Assoc. Broker



**NEW LISTING - RUSHVILLE COLONIAL**  
\$109,900 MLS# R1086800 H088820  
Sturdy brick 3 BR, 2 FBA home hundreds of ft. from the street. Enclosed porch, newer kitchen cabinets & a classic floor plan. Deep back yard! Put this one on the top of your "must see" list!  
Carol Genecco\*\* 315-719-4332



**NEW LISTING - KEUKA VIEW**  
\$89,900 MLS# R1086449  
Five acres with a Keuka Lake View! In a prime location, about 5 minutes outside the village of Penn Yan! Great opportunity to build your dream home!  
Jim Moon\*\* 315-694-1235



**PRICE REDUCED! BEAUTIFUL GETAWAY**  
\$44,000 MLS# R1060567 PC 52800  
Park model trailer w/insulated & heated addition on 8.75 acres! You can enjoy views from the large front deck. Water, electric and some bathroom facilities are available.  
Bryan Bobo\* 315-450-0624



**NEW LISTING - ATTENTION HUNTERS!**  
\$42,000 MLS# R1085484 H088780  
Private wooded 9+ acres w/cabin. Secluded & Peaceful! Cabin includes front porch, wood stove, propane lights and range. Adjacent to Italy Hill State Forest!  
Terri Sutherland\* 585-750-6054



**SENECA LAKE**  
\$145,000 MLS# R1061484 PC53620  
YEAR ROUND cottage w/25 ft. of lake front, huge 30x8 dock + 4x20 ext. including the electric boat lift & jet ski lift! Vinyl sided, newer roof, this is a low maintenance getaway!  
Stan Olevnik\* 315-532-4726



**NEW LISTING - 50/50 WOODS & OPEN LAND**  
\$29,000 MLS# R1086602 H088720  
13+ acres level lot. Great for hunting, recreation, building lot, ETC! Available utilities include electric, cable TV & high speed internet.  
Bruce Warfield\* 315-945-8152

SEE OUR OPEN HOUSE SCHEDULE AT NOTHNAGLEHTC.COM



SBARRA & WELLS  
Expect more value!



## To Be Successful Start With Success!

Mark Malcolm has over \$600,000,000 in closed sales production in his 27 year career. Let him help you too in achieving your career goals!

Apply to be a part of  
**The Malcolm Real Estate Team!**  
Seminars starting soon!  
Call Jenelle @ 315-536-7456



**The Trimmer House Bed & Breakfast** at the north end of Keuka Lake now available at \$299,000! A landmark B&B rated amongst the best in the Finger Lakes. Circa 1891, with 5 rentable suites, plus innkeepers quarters. 7 full baths, totally furnished, turn-key, and owner training provided. This is an impressive property...you could eat off the basement floor, and it has so many "bells & whistles", and most importantly, it is "purr-rrr-fect" in every way. Adjacent property can be purchased additionally...please see MLS R1087712  
145 East Main Street, Penn Yan  
MLS R1087116.....\$299,000  
Mark Malcolm II, Lic. Assoc. R.E. Broker\*\* ..... Direct Line 315-536-6163



**Keuka Lake View** - 2 acre level parcel with a very attractive Keuka Lake view. This view can be dramatically improved by thinning out/taking out trees, which are within the bounds of the property. Close to public boat launch, wineries, restaurants, and a view of the Tip-of-Bluff, which makes this an ideal site to build the dream home or the Keuka Estate, and priced under \$100,000!!!  
14245 State Route 54, Hammondsport  
MLS 1072661.....\$99,900  
Mark Malcolm II, Lic. Assoc. R.E. Broker\*\* ..... Direct Line 315-536-6163

