

AREA REAL ESTATE

OPEN HOUSE
SUNDAY, APRIL 15 • 1-3 PM
 1175 SYLVAN DRIVE, PENN YAN



Mary St. George
 Lic. Assoc. Real Estate Broker
Lake Homes Realty
 225 Rt. 54 East Lake Rd.
 Selling the Finger Lakes
 315-719-8377 • 315-849-2150
 www.marysellsthelakes.com

Contact These Real Estate Professionals To Help You Buy or Sell

NEW TENANTS:
 Move in now & get the
1ST 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.

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

Amanda Grover
 Principal/Real Estate Broker
(315) 729-4897

Tammy Hullings
 Lic. Sales Agent
(585) 797-5161

AMANDA GROVER REAL ESTATE, L.L.C.
 Serving Buyers & Sellers in the Finger Lakes for 14 Years

COMMERCIAL SPACE
 NEW PRICE!
 STANLEY - State Route 245. Great location for your business, residential space or BOTH!! Options are endless! Just minutes to Geneva, Coda & PY. Bldg is over 8600 sq ft. Building solid, strong & sturdy. Off street parking. Endless potential! \$99,900 CALL TAMMY!

MINI STORAGE BIZ & MORE - OVER A 10% CAP RATE
 Current 2 bay shop/garage rented approx. \$9,600/yr at least. TOTALING \$26,520/YEAR PASSIVE INCOME. Central to 4 Lakes! 3 buildings. High EXPOSURE frontage on State Rd. County Rd & Town Rd. BACKTIP: "L" Shaped lot. \$225,000 Call Amanda

View ALL area LISTINGS at www.AmandaGroverRealEstate.com

Finger Lakes REALTY

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

PENN YAN - Nice two unit apartment house in the village close to downtown shopping. Natural woodwork, hardwood floors and decks on both levels. Upstairs apartment is spacious (7 rooms) and it's perfect for the owner occupant.
 MLS# R1109545 \$150,000

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

www.fingerlakesproperty.com

www.KeukaRE.com

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

OPEN HOUSE
SUNDAY, APRIL 22 • 1-3 PM

130 BENHAM ST.  Sue Polizzi	115 STARK AVE.  Dan Morse	128 STARK AVE.  Paul Tyrrell
--	---	--

4 BD, 1.5 baths, over 200 sq ft, vinyl siding, new windows. \$142,500
 Your Host: Sue Polizzi* 585-794-2895

2 BD, 1.5 bath, hardwood floors, 1st floor laundry, garage. Only \$99,900
 Your Host: Dan Morse*** 315-719-7372

3 BD, 1.5 bath, garage, large fenced in yard and pool \$119,998
 Your Host: Paul Tyrrell* 315-857-5925



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

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

 3 UNIT VICTORIAN APARTMENT HOUSE with spacious yard and carriage house with 3 bay garage: 1 bedroom apartment and beauty shop on first floor and 3 bedroom apartment on 2nd floor. Separate electric and gas, water paid by seller. Hardwood floors, newer roof and electric service. Neighborhood street and close to downtown. R1084294 Price Reduction \$134,000	 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 ace of peace and quiet! This is a very special property!! R1109134 \$420,000
--	---

WELL MAINTAINED 1986 MOBILE HOME with Seneca Lake view to the east. 2 car detached garage with shop. Home has 2 bedrooms, large bath, spacious country kitchen and covered deck. \$84,500 R1110283

Ontario Co./Town of Seneca Real Estate Auction

4043 Flint Rd. Stanley N.Y. 14561
Wednesday, April 18 @ 1:00 P.M.
Desirable 2.7 Acre country location.
 MLS# R1093140 and auctionzip.com #42109
 1716 sq.ft. Country home on 2.7 acres, 3 bedroom 1 bath. Natural gas and city water. Hot air heat and pellet stove. First floor laundry / mudroom, front porch and also deck at rear entry. Full basement. Marcus Whitman School District. Low Town of Seneca taxes. Sells with good and marketable title, \$5,000 deposit auction day. Closing on or before June 10.

Ivan Horning Jr., Lic. R.E. Salesperson 585-526-6100
 Jere Horning, Lic. R.E. Salesperson 316-729-5854

Horning Auction Company LLC
N.Y.S. Licensed Real Estate Broker
 585-526-6100 874 Rt. 14A Penn Yan N.Y. 315-729-5854

A full service Auction Company and Real Estate agency.

Howard Hanna Lake Group

229 Lake St., Penn Yan, NY 14527
(315) 536-2700
 52 Pulteney St., Hammondsport, NY 14840
(607) 569-2020
HowardHanna.com

* Lic. RE Salesperson ** Lic. RE Broker *** Lic. RE Assoc. Broker *Certain Restrictions Apply

OPEN HOUSE • SUN., APRIL 15 • 1-3 PM  11915 East Lake Road, Keuka Lake \$569,000 KEUKA LAKE-Eastside Year-Round Lake Home MLS# R1051719 H104990 to VIDEOS Michael Hanna*** 607-684-0014	OPEN HOUSE • SUN., APRIL 15 • 2-4 PM 75 FT. LAKE FRONT  553 East Lake Road, Keuka Lake \$795,000 5BDRM * 3 1/2 BA Bunkhouse w/ 1/2 BA MLS# R1081814 H083400 to VIDEOS Dick Murhpy** 315-270-2002	OPEN HOUSE • SUN., APRIL 15 • 1-3 PM 133 FT. LAKE FRONT  973 East Lake Road, Keuka Lake \$759,000 4BDRM * 1 1/2 BA * Beautiful Sun Porch MLS# R1101771 H258260 to VIDEOS Mary Worth* 585-704-4872
OPEN HOUSE • SAT., APRIL 21 • 1-3 PM 19 FT. LAKE FRONT  9247 Rainbow Lane, Keuka Lake \$89,900 Popular Crooked Lake Court 3BDRM Seasonal Home MLS# R1107062 H267310 to VIDEOS Terri Sutherland* 575-750-6054	JUST LISTED!  1421 Moon Hill Rd., Dundee \$285,000 Wonderful Home on 30 Acres 3 BDRM * 2 FB MLS# R1108969 H268810 to VIDEOS Cynthia Tallo* 585-330-5064 Pamela Knapp* 607-368-1665	JUST LISTED!  6728 Wolf Run Road, Bradford \$279,900 Newer Country Home on 13+ Acres 24'x48' Horse Barn * Spectacular Views MLS# R1106057 H262470 to VIDEOS Michael Hanna*** 607-684-0014

SEE OUR OPEN HOUSE SCHEDULE AT HOWARDHANNA.COM

Century 21 SBARRA & WELLS
 Expect more value!

Sold is Gold!
#1 in Upstate New York
 www.century21pennyan.com
219 Lake Street, Penn Yan 315.536.7456

OPEN HOUSE • SUNDAY, APRIL 22 • 1-4 PM  Keuka Lake Access-Remodeled, 3 bedroom, 2 bath, ranch home with central heat and tastefully done. Living room with sliding glass to deck and gas stove. Large sliding glass door. Large combo kitchen/dining/family room, breakfast bar, level setting, and access to Keuka Lake. 10111 Sackett Road, Hammondsport MLS R1106518..... \$197,500 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163	OPEN HOUSE • SUNDAY, APRIL 22 • 1-4 PM  Keuka Lake-COZY, low maintenance, completely updated, year-round 3 bedroom, 2 bath cottage, that sits on 50 ft. of natural lake frontage. A short walk to park, dining, and shopping. A flat front lawn approach to the water. The lake home is fully furnished. New roof in 2017. Open floor plan can also accommodate up to 10 overnight guests; walkout basement, public utilities. Sound too good to be true? Check it out. 2344 Lerch Road, Penn Yan MLS R1105256..... \$375,000 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163	OPEN HOUSE • SUNDAY, APRIL 22 • 1-4 PM  Keuka Lake-4 bedroom, 1 1/2 bath, Contemporary on 129 ft. of lake frontage! Right on water, drive to cottage, wonderful grassy area, deck, lots of parking, with paved concrete foundation! Open floor plan and it is private....priced under assessed value. 652 East Lake Road, Penn Yan MLS R1076563..... \$499,000 Mark Malcolm II, Lic. Assoc. R.E. Broker** Direct Line 315-536-6163
---	---	--

SURPRISE OPEN HOUSE ON EAST LAKE ROAD

7 acres of property located on the West side of the Bluff containing an assortment of hard wood and pine trees. The owner currently resides in a dwelling located on the front of the property. The area surrounding the dwelling will need some cleaning up. There is a handicap ramp to the rear of the dwelling with a lift to access the door in the rear of the building. A driveway located on the south end of this property belongs to the owner, however it provides an easement by access to other property owners needing to access their properties below. The potential exists to purchase this land, and remove some trees that may create a view of the west branch of Keuka Lake. The land alone is well worth the asking price.
4432 Scott Road, Bluff Point
 MLS R1083436..... \$77,000
 John Rogers* R.E. Salesperson Cell 716-574-0082

New Home Inventory
DOUBLE WIDES

#3 The Vision II, 28x56, 3 bed, 2 bath, drywall	\$72,990
#4 Redman, 28x52, 3 bed, 2 bath, drywall	\$72,990
#5 Commodore Blazer, 28x48, 3 bed, 2 bath	\$62,990
#6 Redman Northwood, 28x56, 3 bed, 2 bath, half porch	\$79,990
#8 Redman Catena II, 28x52, 3 bed, 2 bath	\$82,990
#9 Redman Northwood, 28x52, 3 bed, 2 bath, pine accents	\$69,990
#10 Blazer Bungalow, 24x44, 2 bed, 1 bath, porch	\$59,990
#11 Blazer Elite MODULAR, 52x30, 3 bed, 2 bath	\$104,990
#12 Redman Northwood, 28x44, 3 bed, 2 bath	\$62,990
#13 Ponderosa Pine, 28x80, 4 bed, 2 bath	\$84,990
#14 Eagle River Easy Living, 28x64, 3 bed, 2 bath	\$82,990
#15 Eagle River Hudson, 28x56, 3 bed, 2 bath	\$79,990
#16 Atlantic Foundations, 28x52, 3 bed, 2 bath	\$59,990
#17 Redman Northwood, 28x52, 3 bed, 2 bath	\$67,990
#18 Redman Advantage, 28x44, 3 bed, 2 bath	\$49,990
#19 Commodore Astro, 28x64, 3 bed, 2 bath	\$86,990
#21 The Thrill "Tru", 56x28, 3 bed, 2 bath	\$49,990

SINGLE WIDES

#22 Redman Advantage, 14x56, 2 bed, 1 bath, choice of two	\$35,990
#23 Commodore Blazer TINY HOME, 16x46, one bed, 1 bath, choice of two, starting at	\$39,990
#26 Clayton Vision I, 16x80, 3 bed, 2 bath	\$56,990
#27 Gem, 14x66, 3 bed, 2 bath	\$40,990
#28 Eagle River Hudson, 16x70, 3 bed, 2 bath	\$53,990

Homes open for browsing sunrise to sunset.

Palmer Manufactured Homes
 147 Rt. 17C East of Waverly, NY
www.palmerhomes.net