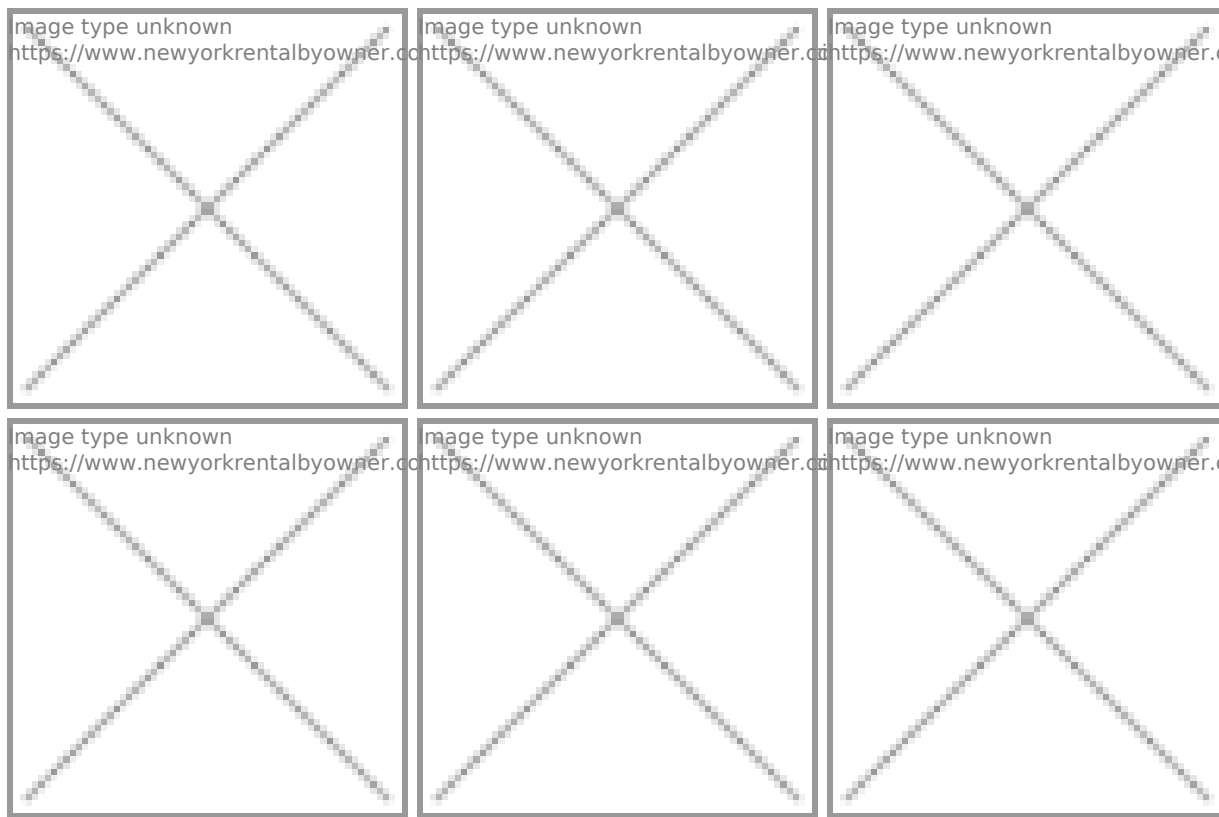


Dreaming a View - Seneca Lakefront House - Sleeps 12

Summary

Tranquil Retreat on Seneca Lake perfect for large groups or family gatherings or wine trail groups!

Come and visit!! We promise you'll love it!



Description

- * Contemporary 2-story house with a walk-out lower level onto a patio with access to a beach with fire pit and dock
- * Quiet lakefront community on the west shore of Seneca Lake
- * Private off-street parking for 4 cars; overflow parking available
- * Restaurant and diner within walking distance, Spotted Duck Ice cream a short drive away
- * Two public parks within walking distance
- * No smoking including e-cigarettes
- * No pets

Beautiful, whole residence is available for rental.

Sleeps 12 comfortably.

3 floors available for guests: main floor is open floor plan: kitchen, dining room table (seats 12), and seating/living area. Large flat screen smart television with Roku.

The upper level has 3 bedrooms & 2 bathrooms

Master (1 king and 1 queen) with private on suite Master Bathroom,

Yellow bedroom (1 queen) and
Green bedroom (1 queen), also full bathroom upstairs.

Lower level:

2 queens, full bathroom, smart TV, and multi-game table. Lower level also has exterior exit out to the lower patio (outdoor seating for 12 for meals outside) and then approximately 13 steps down to the waterfront. Kayaks available for guest use, and lifejackets are available (range of sizes). Firepit available with kindling and wood provided. Off-street parking available for 4 cars (shared driveway with neighbor, so only 4 cars). Both the home and the exterior have stairs inside and outside (not handicap accessible).

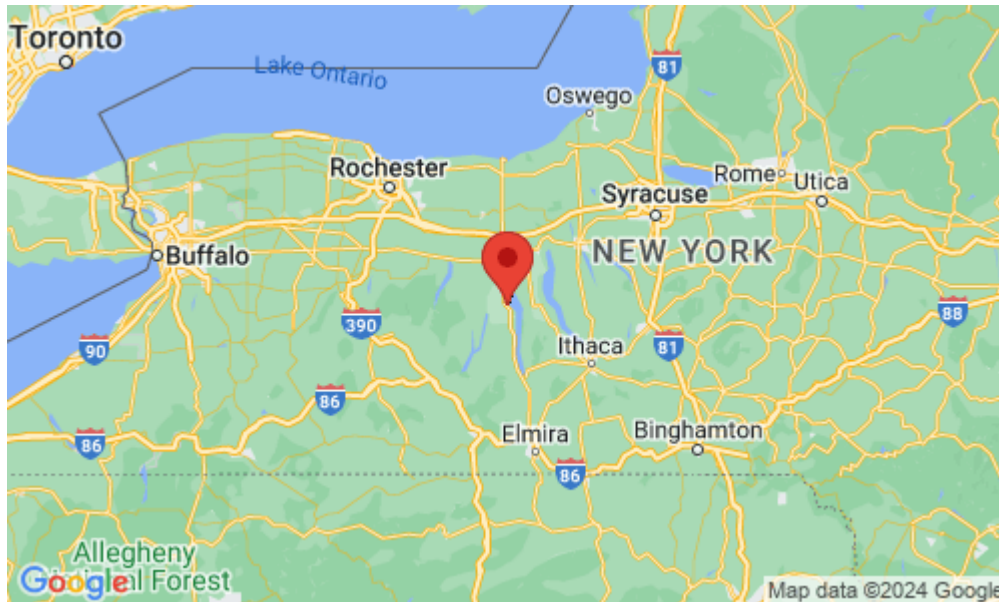
No parking on the grass due to the septic field.

Map

Address: Dresden, NY

Zip Code: 14441

Latitude / Longitude: 42.683959 / -76.955797



Accommodation, Features

House

Bedroom(s): 4 (12 Sleeps)

King: 1, Queen: 5

Bathroom(s): 3

Combination Tub / Shower: 2, Half Bath: 1, Jetted Tub: 1, Tub: 1, Walk-in Shower: 1

Suitability

- **Long term rentals:** No
- **Pet Friendly:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

Vacation Types

Adventure, Away From It All, Beach, Boat Friendly, Budget Friendly, Family, Lake Front, Off-Grid Vacation Rentals, Romantic, Sports & Activities, Tourist Attractions, Year-Round Vacation Rentals

Location Type

Lake View, Lakefront, Near The lake, Rural, Ski, Village, Water View, Waterfront

Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Keyless Entry System, Linens Provided, Outdoor Grill, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Activities / Restaurant Guide, Alarm Clock, Basement, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Handrails, Heating, Ice Maker, Internet, Iron & Board, Jetted Bath Tub, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

Outdoor Features

Beach Chairs, Deck / Patio, Dock, Fire Pit, Kayak / Canoe, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Porch / Veranda, Tennis Courts, Terrace / Balcony, Water Sports Gear

Access & Parking

Parking Off Street, Stairs

Activities

Activities & Adventure:

Antiquing, Basketball, Beachcombing, Bird Watching, Boating, Cycling, Fishing, Freshwater Fishing, Gambling Casinos, Golf, Hiking, Ice Skating, Jet Skiing, Kayaking, Outlet Shopping, Photography, Pier Fishing, Rafting, Sailing, Scenic Drives, Shelling, Shopping, Sight Seeing, Sledding, Swimming, Tennis, Walking, Water Skiing, Water Tubing, Wildlife Viewing, Wind-Surfing

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$899 - \$1,199		-	-	3 Nights	-
01-Apr-2024 - 23-May-2024	\$919	\$929	-	-	3 Nights	-
24-May-2024 - 27-May-2024	\$1,099	\$1,199	-	-	3 Nights	-

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
28-May-2024 - 27-Jun-2024	\$1,099	\$1,099	-	-	5 Nights	-
28-Jun-2024 - 31-Oct-2024	\$1,099	\$1,099	-	-	7 Nights	-

Policies

Check in: 16:00, **Check out:** 10:00

Please see copy of House 'Notebook' Information (hard copy in the house)

RESERVATION DEPOSIT - Your reservation deposit of 20% of your total stay must be received within 14 days of your initial reservation date, in the form of a personal or cashier's check made out to MWJT Properties. The deposit is applied toward the rent.

The balance is due minimum 30 days prior to your arrival.

The balance is due 30 days prior to arrival in the form of a personal or cashier's check (made out to MWJT Properties). If for any reason, a check is returned without having been paid, you will be required to pay a charge of \$50.00 as additional rent and take whatever other consequences there might be in making a late payment. After the second time that a check is returned, you must thereafter secure a cashier's check or money order for payment of rent.

DAMAGE DEPOSIT - A \$600.00 deposit is required. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of your departure, provided the following conditions are met:

- Pets are not permitted under any conditions.
- There is NO SMOKING at any time in the house.
- No damage is done to the home or its contents. It is left in the condition in which you found it.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster/toter or recycling containers, and soiled dishes are placed in the dishwasher and cleaned. (Please see the house binder on the kitchen island for more information.)
- All keys are left on the kitchen island and the house is left locked.
- No linens, towels, etc. are lost or damaged.
- If damage does occur to any part of the property or its contents, you, the renters, agree to pay for the repairs.

FALSIFIED RESERVATIONS - Any reservation obtained under false pretenses is subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

ACCESS - The guest shall have exclusive use of the property. The owner or their designated representative will be allowed access to the property to effect repairs if necessary.

NO DAILY MAID SERVICE - Linens and bath towels are provided. Daily maid service, however, is not available. There is a washer and dryer available for your use. Please refer to the house binder for additional information on the washer and dryer. Please bring your own beach towels to use if swimming in the lake. House bath towels are not to be used outside. We do ask that all towels used be washed, dried and folded before your departure. All used sheets/linens by guests are to be stripped from beds and placed by the laundry area at the end of your stay.

LIABILITY - The house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners are not responsible for the loss of personal belongings or

valuables of the guest. By accepting this reservation, it is agreed that all guests (and others whom they invite to use the premises) are expressly assuming the risk of any harm arising from their use of the premises.

PARKING - There is parking for 4 cars at the address. The driveway is shared with the house next door. Please do not block their driveway. If you intend to have more than 5 vehicles or a boat trailer, let us know so we can provide you instructions as to where to park the additional vehicles or trailer.

WATER/SEPTIC - The property is on village water and a septic system. The septic system is very effective; however, it will clog if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages.

There is a home information binder on the kitchen island. Please refer to it upon arrival for more information about the property and amenities.

Thank you! Have a great vacation!

Parking: Please park in the designated area in the driveway - there is no rule concerning how many cars can be parked in the driveway, however, it fits approximately 4 mid-size/large vehicles. We do insist all cars have all tires on the paved area with no part of any car extended beyond where the neighbor's driveway intersects with our driveway (parking past that area encroaches on the neighbor's driveway and creates an inconvenience that is prohibited). If more room is needed, you may leave your vehicle in the turn-out area near the fire hydrant, near the blue trailer at the end of the driveway; no overnight parking is allowed in the small park next to our neighbor's house to the south. Please **DO NOT** drive up to the front door - it destroys the brick sidewalk and you would be driving over the our septic field.

Trash: Please place all trash in trash bags and then into the tote at the end of the driveway. Please place recyclables (glass, plastic, paper including newspapers and cardboard) in the recycling tote at the end of the driveway. Trash collection is Thursday morning. Please place plastic, aluminum cans and/or glass bottles marked as 5¢ for NY in the black can marked '5¢ returns' on the front porch (we take them into town and donate the money to charity).

Upon your departure:

- Please leave the house in the condition that you found it - vacuum and wet mop floors/rugs as needed.
- Make sure all used dishware have been washed (manually or start the dishwasher).
- Strip only the sheets and pillow cases from the beds you used and leave by laundry area - no need put the bed spreads/blankets in for washing unless you have soiled them - if a bed spread/blanket is soiled, it must be washed/dried before departure. Please place the linens in a pile near the laundry area - we will take care of washing the sheets/pillow cases, but if for any bed, you used more than the set of sheets on the bed, the extra used sheets must be washed/dried before departure.
- Please wash/dry as much of the towels and bath mats as possible and place folded on the dining room table, unless otherwise instructed (we suggest you wash the bath mats last as they take very long to dry in the dryer). If you are ready to leave early, and all other cleaning is done so you are just waiting for the wash to finish, please call or text us - if we can get into the house before 10 AM to get the house ready for our next guests, we can take care of the remaining wash.

Area Information: Please see the house notebook! If there is anything that you need, please do not hesitate to give us a call - enjoy your stay!

Additional Info

Upon your departure:

- Please leave the house in the condition that you found it – vacuum and wet mop floors/rugs as needed.
- Make sure all used dishware have been washed (manually or start the dishwasher).
- Strip only the sheets and pillow cases from the beds you used and leave by laundry area – no need put the bed spreads/blankets in for washing unless you have soiled them – if a bed spread/blanket is soiled, it must be washed/dried before departure. Please place the linens in a pile near the laundry area – we will take care of washing the sheets/pillow cases, but if for any bed, you used more than the set of sheets on the bed, the extra used sheets must be washed/dried before departure.
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