

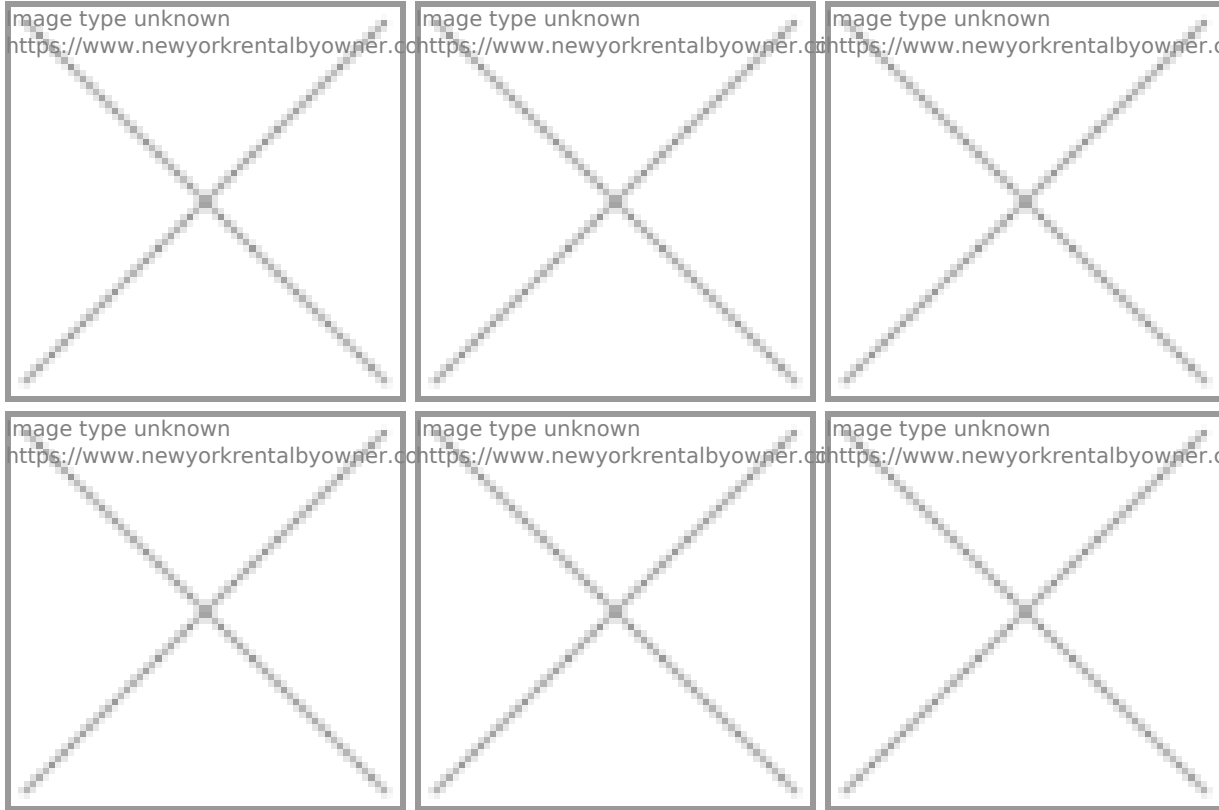
Escape On QKA Lake (House A & B Sleeps up to 19)

Summary

Waterfront Property w/amazing views & plenty of space for multiple families

2 Houses included in this rental

5bedroom main house and 3 bedroom cottage



Description

Waterfront Property with amazing views and plenty of space for multiple families. Two separate houses are included in this rental.

OFFSEASON OCOTOBER - APRIL - only house A (Main House) is available. Rate is flexible based on number of guests to accommodate smaller groups who do not need all the rooms.

The **main house** is a 5 bed/2bath house with an elevated view of the lake (sleeps 12).

The **second house** is a 3 bedroom/1 bath cottage just steps from the water (sleeps 7). Each house has its own dock and grill. All pictures indicate which house (A - 5 Bedroom House OR B - 3 Bedroom House). There is approximately 100ft of lake frontage.

This property is a Sunday-Sunday weekly rental during June, July and August. This is a rare rental property for Keuka Lake that can sleep as many as 19

The Main House (A) is perfect for two families and is about 2,300 sq/ft. The top floor has two bedrooms, kitchen, living room, mobile AC unit, and washer/dryer. There is a deck off the kitchen and living room with elevated views of the lake. The lower floor of the house (A) has 3 bedrooms, another kitchen, living room, washer and dryer, mobile AC unit and another deck with stairs down to the lake. This floor also has two sofa bed/futons that can sleep

additional guests if necessary. This house has its own dock & firepit.

The Lower House (B) is a 3 bedroom 1 bathroom cottage that sits just steps from the water. This space is perfect for a 3rd family OR a separate house for older kids that want their own space. The 3 bedrooms and bathrooms are all on the top floor. The bottom floor is an open concept kitchen/living room/dining area with an amazing view of the lake. there are two fold-out couches that can sleep additional guests if necessary. There is a Mobile AC unit on both floors. This house has its own dock & Fire-pit. While this is its own separate house, it is still just 50 ft from the main house. We really enjoy the second house because it can provide a little "extra space" and privacy while still being together for a reunion with multiple families. This house has amazing 180-degree views of the sunrise. It is located on the desirable northeast quadrant of the Lake: just minutes from the Penn Yan. Penn Yan and the surrounding area are home to most of the important attraction on the lake shopping, dining, golf, grocery stores, bars, marina with Watersport rentals, wineries, and breweries.

You will have access to everything on the property except the garage, which we use for storage. however, there is parking available for as many as 7 cars.

We live about an hour away in Rochester but we are available if you have any questions. Just send us a message. You can also ring the doorbell camera and I can answer any questions remotely.

Our houses are located on the NorthWest side of Keuka lake. Just 3 minutes from Penn Yan where you can stock up on groceries, get dinner at the Mexican Restaurant (our favorite), go shopping in town, or rent a boat/jetski from Morgan Marine. Branchport and Keuka Lake state park are both 8 minutes away.

Keuka Taxi service is a good option if you need a ride somewhere. They are located in Penn Yan.

We kindly request that our guests start a load of their dirty towels Friday night/Saturday AM before you check out. This really helps us transition the property for new renters on Sunday afternoon. There are 3 washer/dryer sets on the property.

Map

Address: 2969 West Lake Rd

Penn Yan, New York, United States.

Zip Code: 14534

Latitude / Longitude: 42.63195 / -77.08992



Additional Property Information

There is parking available for as many as 10 cars.

Accommodation, Features

House

Bedroom(s): 8 (19 Sleeps)

Double: 4, King: 2, Queen: 3, Twin / Single: 4

Bathroom(s): 3

Combination Tub / Shower: 1, Walk-in Shower: 2

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, Family, Lake Front, Large Events-Wedding/Reunions, Sports & Activities, Year-Round Vacation Rentals

Location Type

Lake View, Lakefront, Water View, Waterfront

Popular Amenities

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

Indoor Features

Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Refrigerator, Stove

Outdoor Features

Deck / Patio, Dock, Outdoor Furniture, Outdoor Gas Grill

Access & Parking

Secure Parking

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$499 - \$1,250		\$9,950	-	2 Nights	-

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
31-Aug-2023 - 30-Apr-2024	\$499	\$699	-	-	2 Nights	-
01-May-2024 - 10-Sep-2024 summer 2024	\$1,250	-	\$9,950	-	7 Nights	Sun - Sun

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$350	One time
linens fee	Required	\$150	One time
Yates County Occupancy Tax	Required	5%	One time

Policies

Check in: 04:00, **Check out:** 10:00

No smoking

No pets

No parties or events

You must also acknowledge:

Must climb stairs - There are 2 flights of stairs from the upper house down to the lower house

Security Deposit - if you damage the home, you may be charged up to \$1000. The deposit amount may change before you book the home.

Surveillance or recording devices on property - There are 2 outside security cameras. 1 on the garage facing the Rd and 1 on the lower deck. There is a Doorbell camera as well.

Additional Info

RENTal AGREEMENT for West Lake RD (Family Escape on Keuka Lake)

Our most important request is to treat our property as if it were your own. This property means the world to us and we love the fact that we can share this special place with other families that want to make lasting family memories on the lake.

CHECK-IN TIME

Begins no earlier than 4:00 p.m. on the check-in day noted in the lease. The owner makes every effort to ensure that the unit is clean and ready for occupancy by check-in time; however, in some instances, it may be necessary to delay occupancy until the unit is ready.

CHECK-OUTS

All units must be vacated by 10:00 a.m. on the check-out day noted in the lease (THERE ARE NO EXCEPTIONS TO THIS POLICY). An extra day's rent will be charged for all late checkouts. The owner's inspection crew requires your timely departure so that the unit can be prepared for the next tenants. Tenant is responsible for straightening all furniture, cleaning dishes, taking out the trash, and leaving the unit in good order. Please strip the used beds of the fitted sheet, flat sheet, pillowcases, and leave on top of the bed.

Please ensure you've packed all your belongings before checking out. The owner will not be responsible for any items left in the rental property.

Parties

Parties and large gatherings are not permitted. The property is for the use and enjoyment of those renting the property.

PETS

Pets of any kind are not permitted at our rental property

SMOKING

Smoking is strictly prohibited inside either house, on the decks, docks, and anywhere on the lakeside of the house. Neighboring properties are too close and smoke is pulled into neighbor's houses with window fans. Guests who must smoke may do so outside the front of the house near the garage on West Lake Road.

DAMAGE DEPOSIT

Tenant agrees to be responsible for damages to the premises during the period of tenancy, including damages to the furnishings and household items resulting from the acts or inaction of the Tenant or their invitees, but excluding normal wear and tear. It is the Tenant's responsibility to report to the Owner upon arrival any damages found or any repairs required. The purpose of the damage deposit is to protect the dwelling and contents from unintended or negligent damages and/or the dwelling being left abnormally dirty resulting in excessive cleaning costs. The unit is carefully inspected after each rental. The damage deposit may also be applied to any additional or unpaid charges incurred by the Tenant during the term of this lease. In addition, Tenant agrees to reimburse the Owner for any damage expenses incurred in excess of the damage deposit, including collection costs and reasonable attorney's fees incurred. Damage deposits will be processed for return not less than thirty (30) days after checkout.

FAMILY GROUPS ONLY AND OCCUPANCY

The tenancy is reserved for family groups only, as authorized by the owner. The max occupancy for the main house is 12. The max occupancy for the lower cottage is 7. This occupancy is based on two people per Queen/King/Double bed, 1 person per twin bed. This occupancy limit includes children. 4 additional guests can be accommodated with the futon couches at an additional charge per person. Linens and bedding are not provided for the futon beds.

PARKING

The maximum vehicle parking is 6 vehicles. please see below diagram. Parking in any neighbors parking is strictly prohibited. Vehicles parked in neighbors spots will be towed at your expense

TOILETRIES and WEEKLY SUPPLIES

A small initial supply of toilet paper and paper towels will be provided. however, if you are staying for more than two nights, you will need to purchase additional supplies at a local store

TOILET PAPER ONLY

Guests MUST use toilet paper only in the toilets. Feminine products, paper towels, and anything other than toilet paper will damage the pump grinder required to pump sewage out of the property. If damaged, these items are visible at the time of repair and the entire cost of repair will be the responsibility of the tenants.

GARBAGE

Garbage is picked up MONDAY at 5AM. Guests are responsible for ensuring that garbage is put to curb on Sunday night. regularly remove garbage from the house. There are two garbage cans. Many guests will arrive Saturday and will not have accumulated much of their own garbage. HOWEVER, you must ensure the garbage goes out on Sunday night even though some of the trash is from the prior guests.

Guests are responsible for emptying their indoor trash bins in the outside containers upon departure.

CLEANLINESS

Guests are asked to start a load of dirty towels in each of the 3 washer/dryers the night before departure. Turning over the property of this size is a tall task for our cleaners and requires a little help to get the laundry started. Guests are also responsible for cleaning their dishes before departure. Dishwasher machine and detergent are provided.

Neighbors

Properties on the lake are very close. PLEASE treat our neighbors with respect and courtesy. Please try to refrain from using vulgar language when outside.

Beyond 10 pm, music may not be played outside and sliding doors on the upper deck must be closed to prevent disturbing neighbors.

Damage/missing items

The property will be inspected after departure. Missing items and damage to property or furniture will be taken from deposit and or charged to the credit card on file.

LOCKED owner CLOSETS and GARAGE

Locked closets and garage are not available to Tenants or their invitees. The doors are checked after each rental departure. If the doors have been tampered with, Tenant will be billed for any required repairs and missing and damaged items.

Boats/DOCK

Guests MUST request approval to bring boats and PWC's to the property. There are limited space and capacity and we need to ensure that our docks can accommodate your boat or PWC. YOU MUST KNOW AND PROVIDE THE MAKE, LENGTH and WEIGHT OF YOUR BOAT IN ADVANCE IN ORDER TO BRING A BOAT.

Security Cameras

There are multiple OUTDOOR security cameras on the property. These intended for the safety and protection of our property, and our guests. Cameras are all in outside, highly visible locations where there is no expectation of privacy.

MAINTENANCE & REPAIR:

Every reasonable effort is made to keep the property and its equipment in good working order. Notify the owner promptly of any property issues. We will make every effort to correct problems within a reasonable time. Replacements are not provided. There will be NO REFUND given for inoperable appliances, malfunctioning mechanical systems, and faulty equipment, including HVAC systems. The owner has the right to reasonably inspect the property during your occupancy and to make repairs to its fixtures, appliances, furnishings, and facilities during your rental period.

FAILURE to abide by these policies of this rental agreement may result in being asked to leave the property early before scheduled checkout date. In this event, any payments would be forfeited.

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