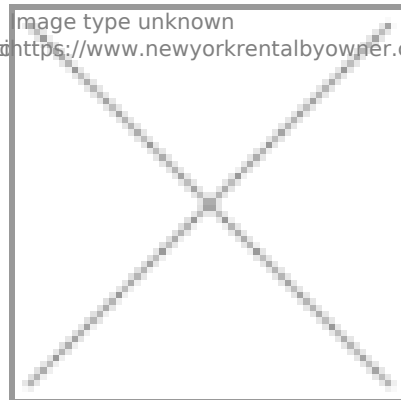
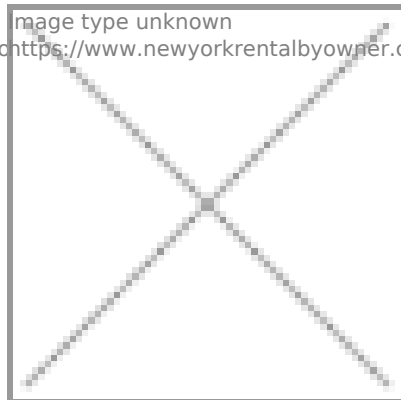
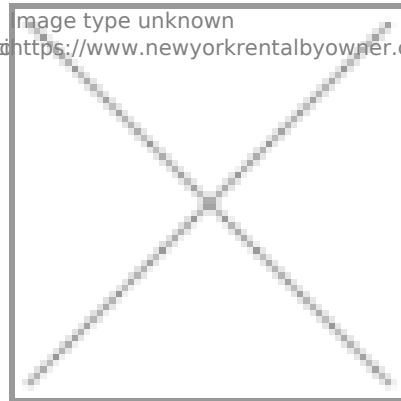
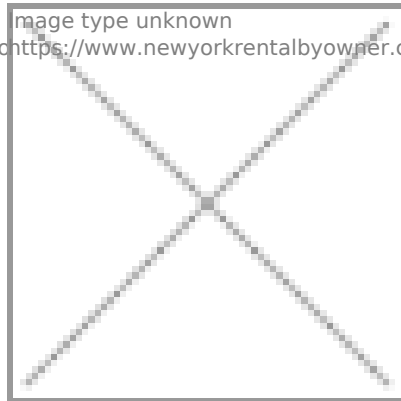


# Waterfront home with spectacular views and level pebble beach

## Summary

4 Bedrooms, 1 Full bath plus an outdoor shower,  
Sleeps 8, waterfront



## Description

No stairs! Charming new cottage on a level lot with a private drive leading to 3 off-highway parking spaces adjacent to the cottage. You can drive to the door for a walk-in carry of groceries, luggage, etc.

**Totally updated in 2012...**Hardwood floors throughout, new kitchen countertops, new kitchen floor tile, tiled backsplash, new furniture and drapes, new granite-topped bath vanity, tiled fireplace surround, 46' Sony HDTV, and most importantly.... a pergola covered 2 tier deck extension now affording fantastic views both up and down the lake as well as across.

Our cozy 3 bedrooms (plus loft) home is modern in every way. In addition to multiple skylights, the cottage features a private loft with 360 degree views...a perfect place for relaxing or sleeping 2 people that are capable of climbing a staired ladder accessing the loft with a set of upper and lower bunk beds.

A fine pebble beach (with no breakwall) gently sloping to and under the water affords the opportunity to wade, swim, sun or take an afternoon nap in the hammock. The beach is completely friendly to young and old alike accessed by a few rocks steps down through a garden or seven steps down from the deck.

**A 40-foot dock** can accommodate either your boat or perhaps a rental...or anyone wishing to fish or sun! Boat

whips are available. The kitchen is roomy with new appliances and features a bar for casual meals or drinks. It overlooks the dining/living area featuring a wood-burning fireplace at the end of the 'great room'.

The living/dining area overlooks the beach, lake and 'Bluff' as seen through a wall of sliding glass doors, which access the main deck. The deck is large overlooking the lake complete with a picnic table for dining in a perfect setting. An umbrella covering the entire picnic table can be opened in the event a rain shower.

The cottage is 2.5 miles south of Branchport, #16410 West Lake Rd (Rte 54A) easily accessible to the nearby Keuka Lake Wine Trail with tours and tastings, many fine restaurants, gift shops, and antique shops. A short drive brings you to either the village of Penn Yan for grocery shopping, or the charming village of Hammondsport.

#### Key Points

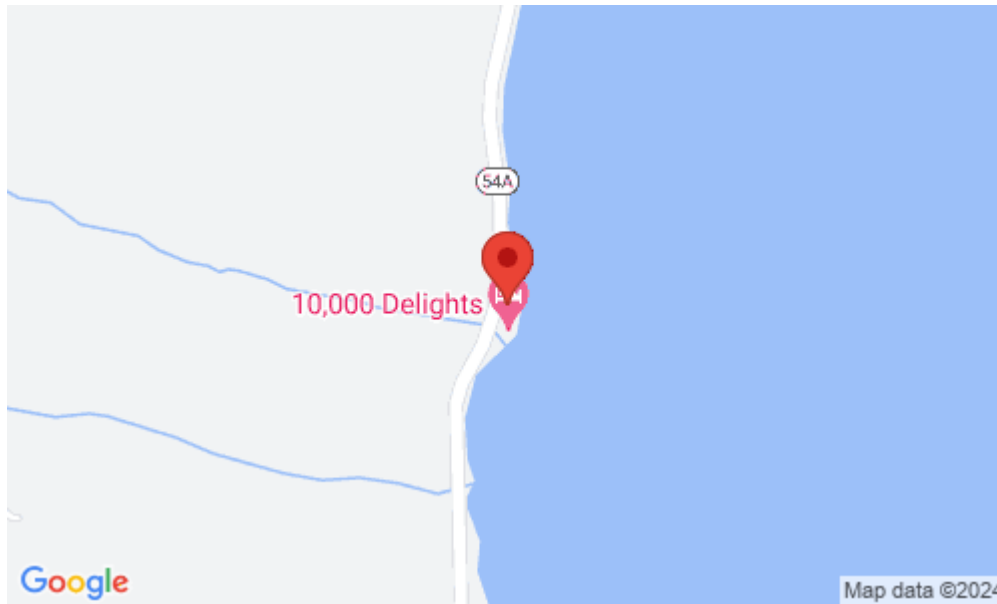
- 50 feet of waterfront and spectacular beach including use of a double canoe, several kayaks, a paddle boat, and a diving platform.
- Plenty of beach chairs, a charcoal grill, a gas grill and outdoor firepit. Children can dig in the sand and shale pebbles just like on an ocean beach.
- The cottage is fully equipped having everything you need to enjoy your stay. **You need only to bring your towels and linens.**
- The kitchen has a microwave oven, a double door fridge, a stove with oven and every conceivable cooking, eating, and drinking utensil you would have at your home. Both a Keurig and a drip coffee maker are on hand.
- The 3 bedrooms include one queen, 2 twins, and 2 twins on the first level with an added 2 bunk beds in the loft.
- Two of the bedrooms have door access to a second deck in the rear of the cottage...a great place to have a private getaway, bask in the sun, or sip a coffee.
- Across from this deck is an outdoor shower enclosed in cedar and nestled privately in some pines.
- The bathroom has a fiberglass tub with a shower and also houses a washer and dryer.
- Spectrum TV streaming accessed with a ROKU stick on site, Blu Ray DVD/CD player, and WIFI are provided.

#### Map

**Address:** The cottage is 2.5 miles south of Branchport, #16410 West Lake Rd (Rte 54A) ...2.5 mi. South of light in Branchport

**Zip Code:** 14418

**Latitude / Longitude:** 42.56182834621279 / -77.15382776654815



<b>Nearest Airport</b>	ROC Rochester international airport	50 miles
<b>Nearest Golf</b>	Lakeside Country Club	18 miles

### Additional Property Information

Parking. Limited to three cars on premises others must be parked on the highway or in town. No parking allowed on entry right-away or neighbors parking areas

Blaring noise from TVs or radios, incessant screaming of children, and loud conversation or other noises beyond 10 o'clock prohibited

Use of beach areas on adjacent properties prohibited without express consent. (Most neighbors are friendly, share kayaks and nightly fires, etc.)

Accommodation, Features

Cottage

**Bedroom(s):** 4 ( 8 Sleeps )

Bunk Bed: 2, Queen: 1, Twin / Single: 4

**Bathroom(s):** 1

Combination Tub / Shower: 1, Outdoor 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

Boat Friendly, Family, Lake Front

Location Type

2024 Solar Eclipse, Lakefront, Waterfront

Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Outdoor Grill, Washing Machine, Wireless Internet

Indoor Features

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

Outdoor Features

Beach Chairs, Beach Umbrellas, Boat, Deck / Patio, Dock, Fire Pit, Hammock, Kayak / Canoe, Outdoor Charcoal Grill, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Porch / Veranda, Tennis Courts

Access & Parking

Parking Off Street, Secure Parking

Activities

Activities & Adventure:

Antiquing, Boating, Cycling, Diving, Fishing, Fly Fishing, Freshwater Fishing, Golf, Hiking, Jet Skiing, Kayaking, Mountain Biking, Paddle Boating, Photography, Sailing, Scenic Drives, Shopping, Sight Seeing, Snorkeling, Swimming, Tennis, Walking, Water Skiing, Water Tubing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$275 - \$429		\$1,800 - \$3,000	-	1 Nights	-
01-May-2024 - 21-Jun-2024 Spring 2024 off season	\$329	-	\$2,200	-	2 Nights	-
22-Jun-2024 - 31-Aug-2024 In season 2024	\$415	-	\$2,900	-	7 Nights	Sat
03-Aug-2024 - 31-Oct-2024 Fall 2024 off season	\$343	-	\$2,300	-	2 Nights	-
01-May-2025 - 20-Jun-2025 Spring 2025 off season	\$343	-	\$2,300	-	2 Nights	-

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
<b>21-Jun-2025 - 30-Aug-2025</b> <b>In season 2025</b>	\$429	-	\$3,000	-	7 Nights	Sat - Sat

## Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Cleaning Fee</b>	Required	\$150	One time
<b>Deposit</b>	Required	\$500	One time
<b>Tax</b>	Required	4%	One time

## Policies

**Check in:** 14:00, **Check out:** 10:00

No parties/events - Only if discussed prior to Rental

No loud music

No smoking (None within premises)

No pets

Quiet hours after 10 PM and before 8 AM

Children allowed

## Additional Info

An additional bedroom, housed in a distinctly separate building dubbed the "Love Shack", can be secured for an additional \$6000/wk. this building has a regular size bed, a kitchenette, and a half bath... with a heated, enclosed, outdoor shower attached to this building accessed by the rear door of the building.

Image type unknown

<https://www.newyorkrentalbyowner.com/public/upload/qrcodes/b814d437a5042bc987588fbe90d03b7aL4.png>