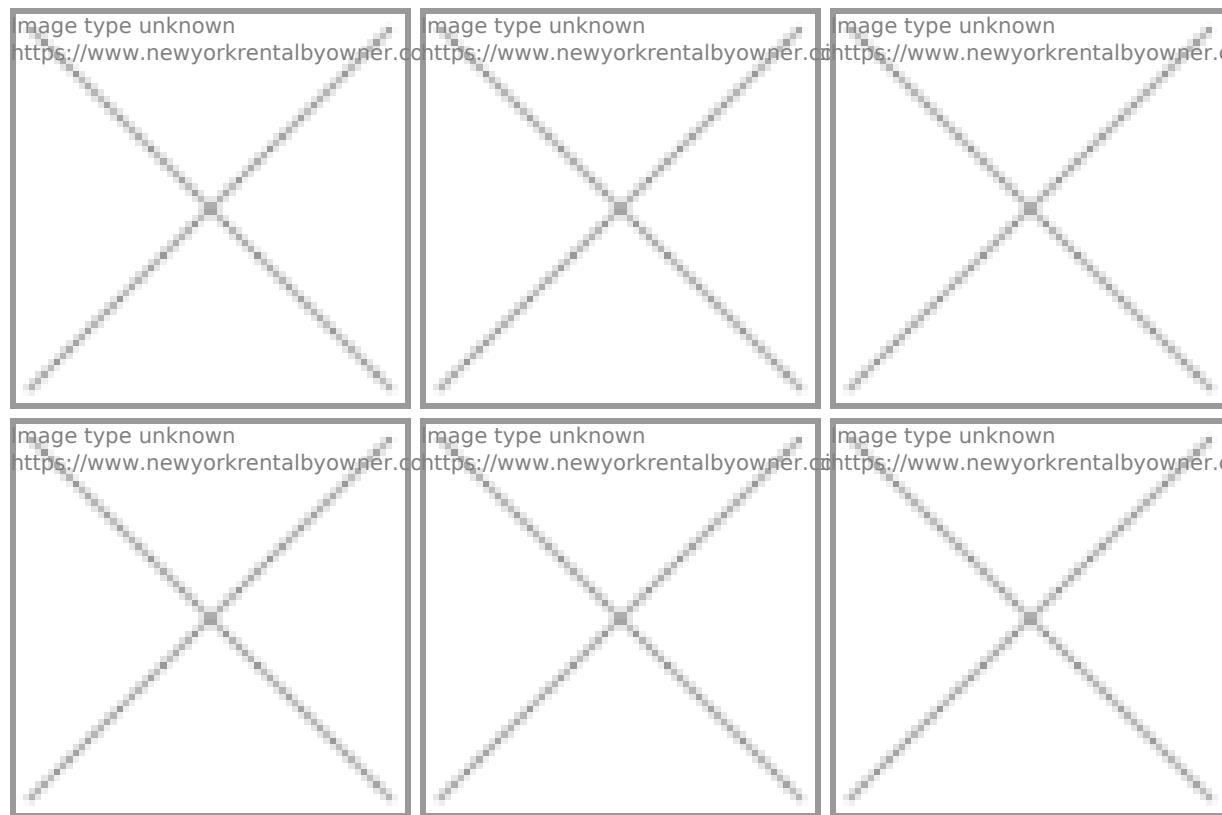


# Year-Round Lakefront Home Situated on the Best Keuka Location.

## Summary

A-frame, great room, full size kitchen, large eating area, 4 bedrooms, 2 full BR



## Description

Family fun for adults and children.

This year-round lakefront A-Frame offers casual comfort at an unbeatable value. Situated five miles from Penn Yan on East Lake Road, the lot is on level land with ample off-street parking. The large grass field behind the lake house is great for throwing a ball or frisbee or just running around with the kids.

The newly remodeled lake house is open and bright with cathedral ceilings in the lakefront living room and kitchen. Dual sliding glass doors facing the lake provide stunning views. The sliding glass doors open to a spacious deck where you and your family and friends can enjoy your breakfast while taking in the beauty of the lake.

A few steps down from the deck is the gradually sloped beach. Take a lounge chair or your fishing pole out on the large L shaped dock and catch a tan or your dinner or both. The water depth at the end of the dock is deep enough to dock your boat. Grill your lunch and dinner on the new Weber gas grill on the lakeside patio.

The large picnic table (seats 12), and other outdoor furniture are a few feet from the grilling area. After dinner, sip on your favorite beverage and get prepared to view a glistening sunset dropping behind the westside hill and across beautiful Keuka Lake. Have the family and friends gather up some firewood for the fire pit on the beach.

A bonfire circled with family and friends, making s'mores, roasting marshmallows, and just laughing provides quality fun and everlasting memories. There are four spacious bedrooms. There are 3 bedrooms on the main floor. The Master bedroom has a new king size bed with private entrance to a full bath, the back bedroom has 2 bunk beds sleeping 4 children or adults, and the other bedroom has 1 queen, 1 full size bed.

The very spacious upstairs loft/bedroom area has 1 queen, 1 full size bed and a lounging area with an adjacent bathroom with a tub/shower. All the bedrooms have large windows to let in the radiant morning sunshine, and all bedrooms, except the bunk bedroom, have ceiling fans. Summer, fall, winter or spring, this is the place you will love to make memories that will last a lifetime. New central air conditioning will be ready for the 2020 summer season.

Keywords: Newly remodeled A-Frame with level lot and beach, located on highly sought after East Lake Rd., five miles from the charming town of Penn Yan, spectacular views and sunsets.

## Map

**Address:** Keuka Lake, NY

**Zip Code:** 14527

**Latitude / Longitude:** 42.59222794 / -77.08112335



## Additional Property Information

King size bed in the master bedroom, Queen size Beds (3) one lower-level br, and 2 in loft area, Double Bed, one lower level bedroom, Bunk Beds (2) side by side 2 sets of bunk beds lower level bedroom, brand new, very secure with reinforced siderails and attached ladder to the upper bunk.

Window air conditioning units installed in all bedrooms and loft area.

L Shaped Dock, Lounge Chairs and Lawn Furniture, Large picnic table, grill, beach and water toys for all ages, professional cleaning prior to arrival included in the rental fee, TV, and Wifi. Central air conditioning upper and lower level, gas fireplace in great room area for cooler weather. Completely level property, no steps to access lake house from the road. Level front with gradual drop off into the lake.

Accommodation, Features

Cottage

**Bedroom(s):** 4 ( 10 Sleeps )

Bunk Bed: 2, Double: 1, King: 1, Queen: 3

**Bathroom(s):** 2

### Suitability

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

### Vacation Types

Away From It All, Beach, Boat Friendly, Family, Lake Front, Year-Round Vacation Rentals

### Location Type

Beach View, Lake View, Lakefront, Water View, Waterfront

### Popular Amenities

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

### Indoor Features

Coffee Maker, Cooking Utensils, Dishes & Utensils, Freezer, Heating, Ice Maker, Internet, Kitchen, Living Room, Microwave, Oven, Refrigerator, Stove, Toaster

### Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$650		-	-	3 Nights	-
No rates available						

### Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$200	One time
Refundable Damage deposit	Required	\$300	One time
Yates County Tax	Required	4%	One time

### Policies

**Check in:** 04:00, **Check out:** 11:00

Check in after: 4:00 PM  
Check out before: 11:00 AM

Children allowed

No pets

No smoking

Max guests: 10

### **Additional Info**

wheelchair accessible

Level Property, no stairs either front or back of lake house. Small stone pebble beach easy on the feet, gradual drop off. About 6 feet deep at end of dock, easy boat docking. Absolutely No pets, includes renters and visitors (allergies).

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