

New Listing on Desirable East Bluff Drive Great for Families!

Summary

New Keuka Lake Listing on Desirable East Bluff Dr. 3 bedroom, 2.5 bath sleeps 10.



Description

***Brand New large, Wide L Shaped Dock going in May1st, 2022. New pics to follow.

Our lakeside cottage, located on highly desirable East Bluff Drive is within walking distance to Keuka college and minutes from Penn Yan. It sits on 144' of prime lake frontage with grassy yard for entertaining and a multi-level deck that wraps around the entire lakeside of home.

Your mornings can start on the covered deck with a cup of fresh coffee as you enjoy the spectacular sunrise as it rises above the vineyard-lined hills across the lake and shines across the water. In the evening, light a fire in the fire pit and watch the moon set beyond the hills and shine across the lake as you sit at water's edge.

Our waterfront home offers privacy from our neighbors as the homes on both sides of us are on the other side of the road. The stairs down from the street lead you to the covered front porch with amazing lake views. From here you can step inside the main level or continue down to the large lower-level deck with comfortable seating and a grilling station. A few more steps down take you to a grassy yard on the water with lake access to a nice swim area as well as brand new large, wide L-shaped dock for fishing, sunning, and mooring your boat. (Going in by May1st, 2022. New pics to follow.)

Also on the lawn is a fire pit with plenty of seating, a hammock for your afternoon nap, a large picnic table, 2 kayaks and a small rowboat for you to enjoy. Per NYS law, life vests must be worn or on board when using the kayak or rowboat. We have several basic life vests to use but you may wish to bring your own to ensure a correct fit. Water shoes are recommended.

PLEASE NOTE: The Owners do keep water-crafts docked here and may come down to quickly hop on a boat/jet ski and go out on the water. There is access on the opposite side of the house down to the boathouse so owners may do so with very little interruption to renters.

Views of the lake abound throughout the house. The cottage has three bedrooms. Two are located on the upper level along with a full bath. One bedroom has two double beds and a comfortable reading couch. There is a queen-size air mattress in the closet for guest use as well. The second bedroom has a double bed with a single trundle bed that rolls out. Both rooms have beautiful lake views. The master bedroom, located on the lower level, has a king bed, wall to wall French doors overlooking the lake, and a master bath. The French doors lead to the waterside-covered deck.

Also located on the lower level is the kitchen/sitting area and a three-season room. All looking over the lake with wall-to-wall windows. There is a small couch with a double sleeper sofa located in the sitting area and another in the three-season room. Large flat screen smart TV on this level. The living room makes up the main level along with a ½ bath. The large new sectional sofa is also a queen sleeper with a memory foam mattress.

There is a large bay window overlooking the lake. Large flat screen smart TV on this level. The entire lower level has radiant floor heating as well as a natural gas blue flame thermostatic wall heater. The main level houses the whole home natural gas heater.

The entire cottage is air-conditioned with a mini-split on each level. Plenty of off-street parking with space for a boat trailer if you put your boat in to moor on our dock.

Public boat launches is only 5 miles away in Penn Yan. Our cottage is situated on the scenic bluff of Keuka Lake. East Bluff Drive is a quiet street and great for walking, running, biking and enjoying more lake views. If you feel like exploring the area even more, we are conveniently located near the Keuka Lake Wine Trail and within minutes to Penn Yan, where you will find restaurants, groceries and shopping. You can hike or bike and explore the Keuka Outlet Trail, go antiquing, golf, visit some breweries, check out Windmill Farm and Craft Market, and so much more!

We want your vacation to be perfect so please feel free to reach out by phone anytime should you need anything!

Map

Address: Penn Yan, New York

Zip Code: 14527

Latitude / Longitude: 42.6018569 / -77.0921241



Nearest Airport	Elmira/Corning Regional Airport	46 miles
Nearest Bar	LyonSmith Brewing Company	1.6 miles
Nearest Golf	Lakeside Country Club	7.1 miles
Nearest Restaurant	Skyline Trading Post	1.5 miles
Nearest Ski	Bristol Mountain Ski Resort	30.1 miles

Additional Property Information

Additional guests beyond 10 require prior approval and have an additional fee of \$15 per guest per night.

Accommodation, Features

House

Bedroom(s): 3 (10 Sleeps)

Double: 2, King: 2, Sleep Sofa: 3, Trundle: 1

Bathroom(s): 2

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

Suitability

- **Long term rentals:** No
- **Pet Friendly:** Some pets, please inquire
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Not suitable

Vacation Types

Boat Friendly, Family, Lake Front, Pet Friendly, Sports & Activities, Year-Round Vacation Rentals

Location Type

Lake View, Lakefront, Waterfront

Popular Amenities

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

Indoor Features

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

Outdoor Features

Bicycles, Deck / Patio, Dock, Fire Pit, Hammock, Kayak / Canoe, Lawn / Garden, Outdoor Charcoal Grill, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Porch / Veranda, Terrace / Balcony

Access & Parking

Parking for RV/Boat/Trailer, Parking Off Street

Activities

Activities & Adventure:

Antiquing, Boating, Cycling, Fishing, Freshwater Fishing, Golf, Hiking, Hot Air Ballooning, Jet Skiing, Kayaking, Outlet Shopping, Paddle Boating, Photography, Sailing, Scenic Drives, Shopping, Sight Seeing, Swimming, Walking, Water Skiing, Water Tubing, Wildlife Viewing

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$200	One time
Pet Fee	Optional / Seasonal	\$15	Daily
Security Deposit Waiver Insurance	Optional / Seasonal	\$59	One time
Taxes	Required	5%	One time

Policies

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

Minimum age for the primary renter is 25.

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 11:00 a.m. on the check-out day. 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, loading the dishwasher, taking out the trash, and leaving the unit in good order.

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.

Maximum occupancy is 10

PARTIES

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

PETS

Up to 2 dogs are welcome for a fee and with permission from the owner

SMOKING

Smoking is strictly prohibited inside the house. When smoking outside, we ask that you dispose of cigarette butts properly.

Additional Info

You must also acknowledge:

Must climb stairs - There is a small set of stair to main level door. It is a three level cottage so there are stairs to go down to the 1st level from the main level and up to the 3rd level from the main level.

Security Deposit - You have the choice to pay a fee of \$59 to cover insurance for damages to property up to \$1,500 or provide a \$1,500 security deposit which will be returned to you within five days of inspecting the property.

Surveillance or recording devices on property - There is one outside security camera on the barn across the road as well as a doorbell camera on the upper level door. There are no cameras inside or on the lower level.

Image type unknown

<https://www.newyorkrentalbyowner.com/public/upload/qrcodes/87b6e57a21ecac99a42adb93049eac64L4.png>