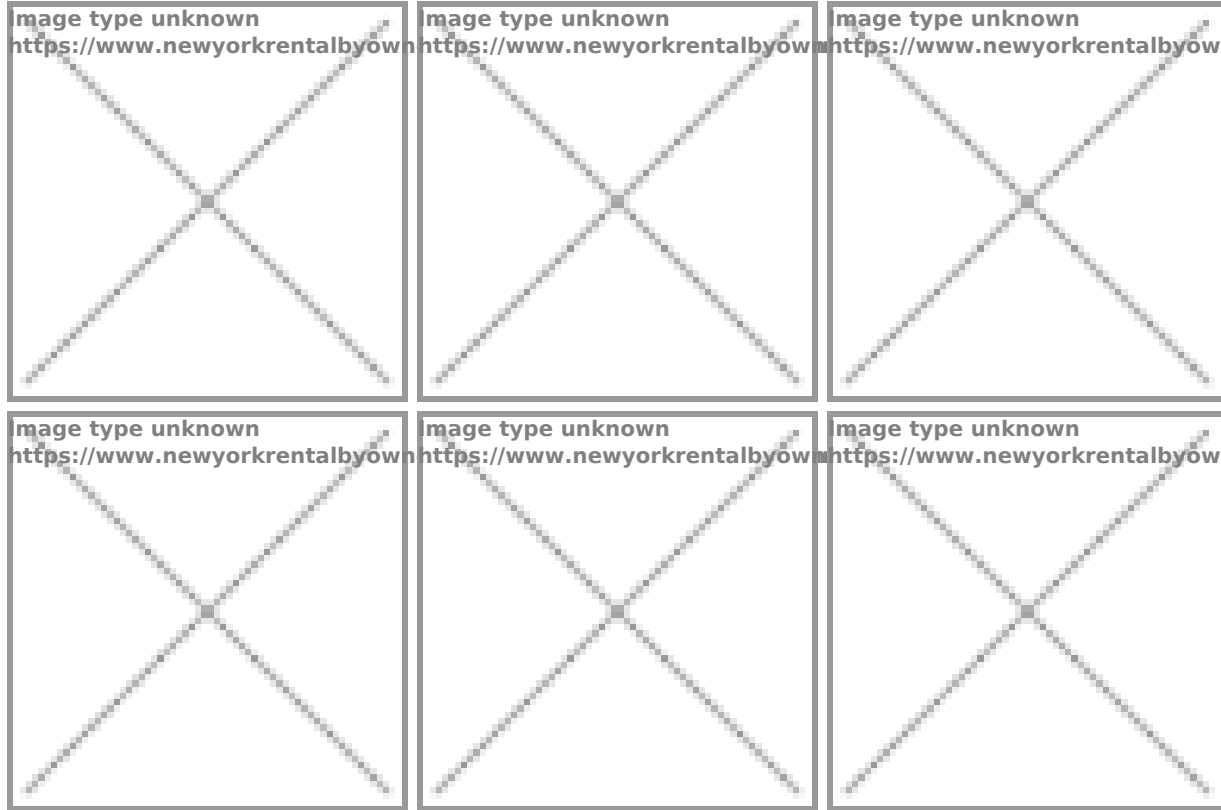


HUGE New House On Private Acreage In Ithaca ~ Hot Tub ~ Private Pond

Summary

6BR/6BA rental for up to 12 guests, close to wineries, state parks and lakes



Description

Welcome to “Indulgence”!

We spent over two years transforming this former hay barn into an exquisite 6-bedroom, 6-bath for up to 12 guests. You'd never know from the original art, sweeping 9 and 10-foot ceilings, artfully designed kitchen and marble-tiled bathrooms that cows once called "Indulgence" home!

Wake up in an ultra-comfortable Queen or King bed. Brew a cup of coffee on the Keurig and head out to an Adirondack chair on the sweeping back deck to watch the sunrise over the natural pond.

Spend the day exploring this exquisite area: wine tours, waterfalls, delicious farm-to-table food and much more are at your fingertips. Then come home to your restful retreat to make dinner in the gourmet kitchen and soak in the 7-person hot tub with one last glass of wine. Indulgence is perfect for larger group getaways, from organizations or families to hobby groups and wine trips.

Our long-range plan is to also use the space to host pre-apprenticeship training for those interested in a career in the trades, which sorely need new talent.

HIGHLIGHTS:

- 5 bedrooms suites + additional Queen bedroom with office - all with blackout curtains for sleeping in.
- 6 full bathrooms All on one level with barrier-free showers + no stairs anywhere on the property
- 7-person hot tub on the deck Gorgeous views of rolling countryside, including a natural pond Chef's kitchen with SubZero fridge and Bertazzoni gas range
- Natural pond with dock and ladder (pond is swimmable if conditions permit)
- Intimate Library with comfy armchairs, perfect for curling up and having conversations with your favorite people
- "Rec room" with 65" flat-screen smart TV, wet bar, billiards table, and game table
- Individual HVAC systems in each bedroom
- Plenty of parking for up to eight vehicles Less than 10 minutes from downtown Ithaca
- Fast WiFi throughout

BEDROOMS:

Indulgence features 5 bedroom suites, each with a Queen or King bed and an attached bath with a custom, spacious barrier-free shower. Two more guests can sleep on the Queen-size bed with an office area and use the additional full bath (with a soaker tub/shower combo) in the hallway.

Everyone will get a good night's sleep: the mattresses vary in firmness levels to suit different preferences, and each bedroom has its own mini-split system with individual temperature control.

This rental is all on one level—no stairs—and works well for guests with limited mobility.

LIVING & DINING:

On rainy days (or just lazy ones), choose from various hangout spots. The open living area features the original siding from the barn on it's ceiling, comfy sofas and chairs, views of the pond through many windows, and a pair of stunning art deco paintings.

Access the back deck, picnic tables and hot tub through glass doors in this space. Grab a book from the Library and settle into one of the cozy armchairs. Or uncork some wine and chat with your girlfriends—the armchairs are arranged in a circle for easy conversation that will likely outlast the wine. (This spot is my personal favorite and guests love it, too!)

At the back of the home is the Rec Room. Send kids and husbands here if you need some peace and quiet! This roomy space features a 65" Smart flat-screen, a pool table, a wet bar, a game table for 6, many games and access to the outside.

The kitchen is a masterpiece with marble counters, industrial-sized fridge, and double ovens, including a Bertazzoni gas range. The center island with barstools is great for hors d'oeuvres before dinner. When the meal is ready, the 12-person dining area under 10-foot ceilings is a formal-yet-comfy place to dig in. Or head outside to the picnic tables on the deck for an al fresco dinner.

Our future plan is to host pre-apprenticeship training for those looking to begin a career in the building trades. In the meantime, we're excited to host groups of all kinds, from organizations to families.

THE LOCATION:

Indulgence is set on 8 acres in the Ithaca countryside, with only one other house in sight—our second vacation rental, Shangri-Lodge, which sleeps 13 people and can be rented in addition to this one (depending on availability). But don't let the quiet fool you. You are just minutes from the center of the action. Drive 5 minutes to downtown Ithaca, where you'll find more restaurants per capita than in NYC! Not to mention tasting rooms, pubs, greasy spoon diners, cocktail lounges, cafes and much more.

Then, of course, there are all the indulgences that this fertile growing region has to offer. Wine trails. Cider trails.

Cheese trails. You can even hire a company to drive your own car from winery to winery—there are dozens of them to choose from! Cayuga Wine Trail, the oldest wine trail in the country, is a 10-minute drive from Indulgence. The nearest winery, Bet The Farm is merely 4 miles away.

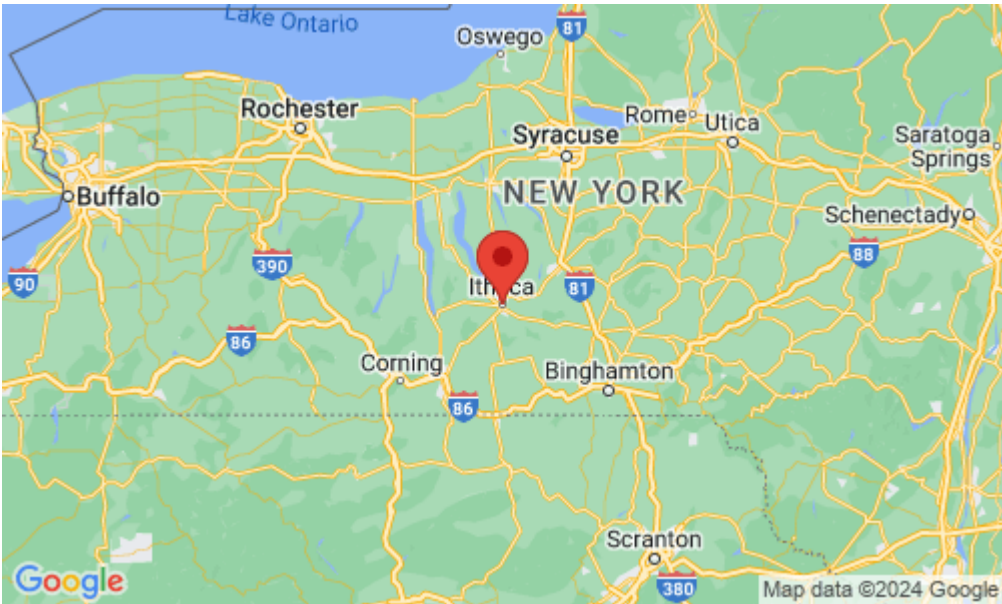
Nature lovers are in their element here. Just minutes away is Taughannock Falls, a spectacular waterfall you can hike to (or view from the parking area). It is also the beginning of the Black Diamond Trail and an 8-mile-long gravel trail that will take you down to Cass Park in Ithaca.

Buttermilk Falls State Park, just 10-15 minutes away, features dozens of cascading waterfalls and miles of trails to explore, as does Robert Treman State Park. Watkins Glen is about a half hour away; hike the State Park trails through scenic gorges or lounge on the shores of Seneca Lake. Cayuga Lake—the longest of the Finger Lakes—is also just a few minutes drive away.

NOTE: Not suitable for large weddings, receptions, parties or gatherings which include outside guests. Property is for the use and enjoyment of registered guests only, unless prior approval from owners is given.

Map

Address: Ithaca, NY 14850
Zip Code: 14850
Latitude / Longitude: 42.443961 / -76.501881



Nearest Airport	Ithaca Tompkins Int. Airport	9.8 miles
Nearest Beach	Taughannock Beach	5.7 miles
Nearest Golf	Hillendale Golf Course	2.8 km
Nearest Restaurant	Boatyard Grill	5 miles
Nearest Ski	Greek Peak	27 miles

Additional Property Information

Parking

Two parking areas, one in the front and one in the rear of the house.

Accommodation, Features

House

Bedroom(s): 6 (12 Sleeps)

King: 4, Queen: 2

Bathroom(s): 6

Combination Tub / Shower: 1, Tub: 1, Walk-in Shower: 5

Suitability

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

Vacation Types

Adventure, Away From It All, Family, Sports & Activities, Tourist Attractions, Year-Round Vacation Rentals

Location Type

Near The lake, Rural, Water View

Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Hot Tub, Linens Provided, Outdoor Grill, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

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

Outdoor Features

Deck / Patio, Dock, Fire Pit, Hot Tub Spa, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Pond, Porch / Veranda, Terrace / Balcony

Access & Parking

Parking Off Street, Private Car Park

Activities

Activities & Adventure:

Antiquing, Bird Watching, Cross Country Skiing, Cycling, Freshwater Fishing, Golf, Hiking, Kayaking, Pier Fishing, Scenic Drives, Shopping, Swimming, Volleyball, Walking, Wildlife Viewing

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$900 - \$1,200		-	-	2 Nights	-
01-Apr-2024 - 31-May-2024	\$1,000	\$1,100	-	-	3 Nights	-
Price for: 12 Persons, Extra person price: \$ 35 /Person /Night						
01-Jun-2024 - 30-Jun-2024	\$1,000	\$1,100	-	-	4 Nights	-
Price for: 12 Persons, Extra person price: \$ 35 /Person /Night						
01-Jul-2024 - 02-Sep-2024	\$1,000	\$1,100	-	-	5 Nights	-
Price for: 12 Persons, Extra person price: \$ 35 /Person /Night						
03-Sep-2024 - 31-Oct-2024	\$1,000	\$1,100	-	-	3 Nights	-
Price for: 12 Persons, Extra person price: \$ 35 /Person /Night						
01-Nov-2024 - 25-Nov-2024	\$900	\$1,000	-	-	2 Nights	-
Price for: 12 Persons, Extra person price: \$ 35 /Person /Night						
26-Nov-2024 - 30-Nov-2024	\$1,200	\$1,200	-	-	4 Nights	-
Price for: 12 Persons, Extra person price: \$ 35 /Person /Night						

Fees, Taxes, Deposit

	Type	Price	Charge Type
An additional charge or \$35.00 per person per nigh	Info	\$35	Daily - per person
Bed Tax	Required	5%	One time
Cleaning Fee	Required	\$450	One time
Security Deposit Will Be Collected	Info	\$1,000	One time

Policies

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

Check-in after: 4:00 PM

Check out before 11:00 AM

No pets

No events

No smoking

Max guests: 14 (sleeps up to 12 adults)

Max Adults 12

Minimum age of primary renter: 25

Additional Info

A \$1000 damage deposit will be placed on a customer's credit card as a pre-authorization and upon check-in.

Image type unknown

<https://www.newyorkrentalbyowner.com/public/upload/qrcodes/2881fcab6c5a35d5900c972c417c2f1aL4.png>