

## SKYLAND ESTATE

Trophy Property, in the Finger Lakes (NY), overlooking the 36-mile-long Seneca Lake on 112 acres. Located in the middle of the most coveted stretch along Seneca Lake on the fastest growing wine-trail in the US.

Multiple incomes, lifestyle, and return on investment

### *Featuring*

2 Turn-key business.

2 Camera ready businesses

A coveted upscale-country lifestyle with endless lake views.

Substantial Road frontage.

Two-thirds of the property can be developed or sold for additional business ventures  
Infrastructure in place for a large grape/winery, brewery, or distillery production.

### *Property Facts and Amenities*

1. 7-bedroom Air B&B: Turnkey with separate ample parking, powder rooms, 5 fireplaces, and porches
2. 6-bedroom Air B&B: Residence with a full outdoor kitchen, separate parking, and a sunken stone fire arena
3. 2-story tree cottage with a wraparound deck and spiral stairs.
- 4a. 4,500 square foot, turn-key, upscale retail gallery:
  - b. Commercial kitchen
  - c. 2-story oak tree, with spiral staircase woven through tree's branches, located inside a tasting room with interior balcony
  - d. Multi-tiered tasting deck overlooking gardens and lake
  - e. Easy driving access via two entrances, for two parking lots
  - f. Countless accolades
5. 6,500-square-foot warehouse formerly used as a grape juice facility
6. Bank barn for horses downstairs, and potential lake-view weddings venue upstairs
7. Walk-out horse stalls and fenced pastures
8. Equipment sheds & photo-op chicken-coop

9. Large-mouth-bass stocked pond
12. 30 acres of woods with abundant game: deer, pheasant, turkey...
13. 60 acres of gently sloping up from lake, ideally suited for grape/hops/fruit with lake breeze and a double micro-climate
14. 112 acres total with three front lots, city water, hi-speed fiber, and no zoning

#### *Location*

Skyland is strategically located 35 minutes from Cornell University in Ithaca, New York, and Corning Glass in a bedroom community for both.

10 minutes from Watkins Glen, which is home to Watkins Glen State Park and Gorge and Watkins Glen International Racetrack.

Circling the 36-mile-long Seneca Lake, there are over 50 wineries, breweries, distilleries, and restaurants.

Seneca Lake is recognized as the Trout Capital of the World and is the deepest of the 10 lakes. The lake does not freeze and significantly moderates the climate close to the shoreline.

#### *Climate and Popularity*

Skyland enjoys an unusually moderate climate due to being surrounded by 10 long lakes. The Finger Lakes create a microclimate, with a 4-mile stretch along the east side of Seneca Lake, being the most moderate climate. Skyland is exactly located in the middle of this coveted 4-mile stretch.

Skyland is located on the most visited lake, Seneca Lake, on the most popular side (East side). The property is also in the center of the most coveted and highest business-density sector, dubbed the Golden Corridor.

The entirety of Skyland Estate's lake-view is breathtaking.