



MLS#: **R1574633** **Single Family Residential** **A-Active**
11740 W Lake Rd VR Pricing: **No** List Price: **\$1,575,000**
County: **Steuben** Zip: **14840**
Town/City: **Pulteney** Pstl City: **Hammondsport** Cross St: **Urbana Rd.**
Area#: **Pulteney-466200** Acres: **0.22**
Subdivision: Lot SqFt: **9,750**
TxMap#: **466200-077-010-0001-011-000** Lot Front: **78**
City Nghbrhd: Lot Depth: **125**
School Dist: **Hammondsport** Lot Shape: **Irregular**
High School: Lot #: **11**
Middle School: SqFt [PubRec]: **2,600 [1,728]**
Elem School: AboveGrade Sq: **[1,728]**
SqFtSource: **Agent**
Year Built: **1960**
Yr Blt Desc: **Existing**

55+ Subdv: **No** Type of Sale: **Normal**
State: **NY - New York** # Attach: **5** # Photo: **50**

Recent Change: 11/04/2024 : NEW : ->A

Listing Office Information

Offc Name: **Keller Williams Realty Gateway (KWGW)** Offc Lic#: **10991225568**
Offc Addr: **1880 Rochester Road Suite 200** Offc Phone: **585-256-4400**
Canandaigua, NY 14424 Offc Fax: **585-256-4401**
LA Name/ID: **Chad E. Peek (43946)** LA Cell #: **315-730-0237**
LA Email: **ChadPeek@KW.com** LA Acpts Txt: **Yes**
LA Dir Phone/Fax: **315-730-0237/585-256-4445** LA License #: **10301220238 (NY)**
Owner Name: **Shawn Patrick Mcglaughlin**
Owner 2: **Kelly Schnure Mcglaughlin**
Owner Addr:

Seller Attorney: Exclusions:
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** Seller Atty Email:
Service Type: **Limited Service** List Date: **11/04/2024**
Negotiation w/: **Listing Broker Only** Expire Date: **01/04/2025**
Show Appt/Desc: **315-730-0237; Call List Agent for Showing Instructions** DOM: **0**
Private Rmrks: **Original Build 1960 - Effective Build 2000 Recent Numerous Upgrades: (Please see property information sheet in listing attachments) New Composite Deck/Dock/Covered Boat Slip/Cradle/15K Capacity/Solar New Septic New A/C New Exterior Stain New Interior Paint PRISTINE ALL YEAR ROUND! - SOLD TURN KEY!! EVERYTHING STAYS (exception of kitchen table) BOAT & JET SKI (negotiable) This property is pristine, move in ready! Plenty of parking for 6 vehicles! Please allow 24 hours seller response time, Listing agent to be present on all showings. Square footage includes all three porches that were later enclosed and heated to be turned into all year round living space. 3 Bedrooms on record - ACTUAL 6+ BEDROOMS! - Only permits on file with town will be provided.**

Branded VT:
Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D: [Click Here](#)
Ad Headline:
Ad Copy:
Sub Board: **Rochester**
Attribution Contact: **315-730-0237**

General Information

Style of Res:	Contemporary, Log Home	Full Baths:	2	Bedrooms:	3	Bed:	3	Full:	1	Half:	0
Built By:		Half Baths:	1	Total Rooms:	10	1st Flr:	1		1		0
Stories:	2.0	Tot Baths:	2.1	# Beds/Sept:	3	2nd Flr:	0		0		0
Exter Constr:	Log Sided					3rd Flr:	0		0		0
Driveway:	Parking Area, Stone/Gravel					4th Flr:	0		0		0
Garage:	0.0/No Garage					Bsmnt:	2		1		1
Gar/Park Amn::						Total:	3		2		1
Lot Info:	Primary Road, Slope View			Roof Descr:	Asphalt, Shingles, Skylight, Sloped						
GOM Rsrvd:	No			Timber Rsrvd:	No						
Attic:	Scuttle Access			Foundation:	Block, Poured						
Basement:	Exterior Walkout, Finished, Full										
Waterfront:	Yes/Lake	Footage:	78	Riparian Rgts:	No						
Name:	Keuka Lake	Island/Name:	No	Water Frontage Access:	Frontage Owned						
Water Related Features:	Beach/Water Access, Boat Hoist, Deeded Water Rights, Dock, Water View										

Public Remarks: **Here are a few words that will surely get your attention!...KEUKA LAKESIDE!, PRISTINE!, TURN KEY!, MOVE IN READY!, ALL YEAR ROUND! UPGRADED!, PLENTY OF PARKING!, NEW SEPTIC!, GUEST/IN-LAW SUITE!, NEW COMPOSITE DECKING/DOCK/COVERED CRADLED BOAT SLIP!, NEW A/C!, FRESHLY STAINED EXTERIOR! How's that for starters? Now's your chance to own this stunning 2600 sq.ft. 6+ (3 on record) BEDROOMS/2.5 bath log sided contemporary! The floor to ceiling dry laid field stone gas fireplace serves as the focal point in this central open floor plan accented by solid wood floors and custom cherry kitchen with vaulted tongue & groove ceilings! Spectacular use of natural lighting and windows to harness those Keuka Lake views from every room! Enjoy your morning sunrise with coffee as you walk from bedroom to porch! "To Die For" enclosed porch living with panoramic views! Truly exceptional Keuka lakeside living surrounded by all things that make the "Finger Lakes Lakefront Living Lifestyle" so desirable! Minutes to village of Hammondsport! Give the ultimate gift to your loved ones and move in time for the Holiday Season! Get ready for the Keuka Lake summertime fun and I will be seeing you on the water!**

Directions: **54A North from Hammondsport - Approx. 5 Miles - House on right (lakeside). 54A South from Branchport - Approx. 9 Miles - From Penn Yan - Approx. 17 Miles - House on left (lakeside).**

Interior & Exterior Features

Add'l Rooms: **1st Floor Bedroom, 1st Floor Primary Bedroom, Basement / Rec Room, Den/Study, Family Room, Florida/Sun Room- Heated, Guest Suite, In-Law Suite, Living Room, Office, Porch - Enclosed, Possible Additional Bedroom**
Add'l Interior Features: **Cathedral Ceiling, Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Furnished, Natural Woodwork - some, Pex Plumbing- Some, Skylight, Sliding Glass Door**
Add'l Exterior Features: **Cable TV Available, Deck, Dock- see Remarks, High Speed Internet, Patio, Thermal Windows - Some**
Add'l Struct: **Shed**
Kitchn/Dining: **2nd Kitchen, Eat-In, Kitchen/Family Room Combo, Solid Surface Counter**
Appliances: **Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven/Range Gas, Refrigerator, Washer**
Accessibility:
Floors: **Ceramic-Some, Hardwood-Some, Tile-Some**

Total FP:	1	# Artificial:	0
		# Gas:	1
		# Pellet:	0
		# Wood Burning:	0
		# Wood Stove:	0
		# Coal:	0
		# Other:	0
		# Freestanding:	0
		# Not Rep to Code:	0

Utilities Information

HVAC Type: **AC-Central, AC-Multi-Zone, Forced Air, Multi-Zone, Programmable Thermostat**
Heating Fuel: **Propane**
Water Htr Fuel: **Propane**
Emerg Backup:
Type of Well: **None**

Sewer: **Septic**
Water Resources: **Lake/River**
ENERGY STAR Qualified@:
Energy Equipment: **Propane Tank-Leased**
Well Location:

Financial Information

Possible Fin: **Cash, Conventional**
1st Mtg Bal: **\$0**
2nd Mrt Bal: **\$0**
Tax Info:
Escrow Agt/Bnk: **Keller Williams Realty Gateway/Lyons National Bank**
HOA Pay Desc: **None**
HOA Fee:
HOA Amen:
Mobl Hm Ser#:
Manufacturer:

Equity: **\$1,575,000**
Assess Val: **\$761,800**
Spc Assess: **\$0**
Original LP: **\$1,575,000**

Town/Cnty Tax: **\$5,929**
City/Vil Tax: **\$0**
School Tax: **\$6,573**
Total Taxes: **\$12,502**
Lot Rent:
PriceChg Time:
Manufacture Dt:

Display & Occupancy Information

Possession: **At Closing**
Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** Lockbox Serial #: AVM: **No** Blog: **No** Realtor.com: **Yes**

Chad E. Peek
NY Licensed Assoc. R.E. Broker

MLS#: **R1574633**
Keller Williams Realty Gateway
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