

# Serving the Finger Lakes Area

**Canandaigua Office:** 384 N Main St, Canandaigua, NY 14424 | 585-396-5253

**Newark Office:** 165 E Union St, Newark, NY 14513 | 315-331-1111

**Geneva Office:** 97 Seneca St, Geneva, NY 14456 | 315-781-7653

Find Your Dream Home on [howardhanna.com](http://howardhanna.com)

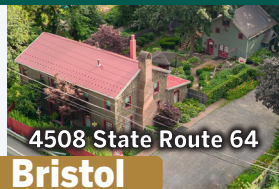


**HOWARD  
HANNA**

REAL ESTATE SERVICES



## PRIVATE RETREAT



4508 State Route 64

**Bristol**

**\$825,000**

A beautiful property w/TWO immaculate, recently updated, homes allowing for a variety of options for the new owner including: a family compound, home + rental property, home + private office space or a guest house! The main home is a 4BR, 5BA Historic home w/a magnificent gas flplc in LR. The "Barn Bldg" has 1BR, 2BA w/a modern European kitchen. The .38 acre property is fully fenced providing a private, tranquil retreat w/lush gardens & includes 2 small ponds.



**Karen Joseph 585-727-4559**

## NEWLY LISTED



316 Vienna Street

**Palmyra**

**\$185,000**

This 3/4 BR, 2-story Colonial w/a fully fenced-in, large backyard w/patio & A/G pool! Enter the home from the front porch into the open LR, family room & dining area. Full basement has extra storage space & Central A/C. 1-car detached garage w/ Electric Car charger.



**Kristin Fay 315-651-6456**

## NEW LISTING



5651 Van Lare Rd #28

**Sodus**

**\$62,500**

Conveniently located right off Rt. 104, this spacious 3BR, 2BA Double-wide Manufactured home has been tastefully re-modeled. The open concept LR leads into the eat-in kitchen w/lots of cabinet space! The updated full BA off the owner's BR features a walk-in shower. A ramp to the front door has been recently added for accessibility! Park rent is \$465/mo. & Park approval is required.



**Kaycie Japp 315-719-8471**

## NEW LISTING WITH IN-LAW SUITE



41 Walnut St N.

**Waterloo Village**

**\$165,900**

This charming 4BR, 2BA Colonial has lots of character! Formal DR & new carpeting in the large LR. The spacious eat-in kitchen is functional w/pantry. The 1 BR In-Law suite features a LR/kitchenette area w/separate entry. 2-car att. garage, full basement



**Kaycie Japp 315-719-8471**

## 2BR END UNIT TOWNHOME



3303 Abbey Road

**Canandaigua**

**\$385,000**

This well-maintained one-level, 2BR, 2BA Townhome offers an open floor plan featuring kit/FR combo, 1st floor Indry & FR w/gas flplc. Oversized 2 car att. gar, C/A & large patio w/vinyl privacy fence. As a resident of the "Villa's", you can enjoy access to the amenities including the clubhouse that offers a fitness rm, library, kit + an outdoor pool. HOA fee \$350/mo. Some furnishings included.



**Kristin Fay 315-651-6456**

## NEW LISTING



28 Miller Street

**Seneca Falls**

**\$179,900**

This nicely renovated, spacious 3BR, 2 full BA 2-story home offers a detached garage & a wide village lot. The functional, roomy eat-in kitchen features newer flooring & appliances + a comfortable dinette area. Full basement, part-fenced yard. This home is in good condition & within walking distance to schools, shopping & downtown Seneca Falls.



**Belinda Fratto 315-521-7413**

## 3BR RANCH ON 2.7 ACRES



9176 Hayward Hill Rd

**Hemlock**

**\$275,000**

Beautiful setting close to Honeoye Lake, cross country skiing & enjoy the views of the Honeoye Valley from the front porch! Updated 3BR, 1.5 BA vinyl-sided Ranch w/hardwood floors, formal DR & LR with a beautiful stone fireplace. Eat-in Country kitchen w/appliances & pantry. Lots of natural light from newer windows.



**Janet Frost 585-455-4663**

## NEW LISTING ON 2.47 ACRES



1809 Roeske Road

**Wellsville**

**\$144,900**

Fantastic Wellsville area 3BR vinyl-sided Cape on almost 2.5 acres! Large front deck, eat-in Country kitchen w/all appliances, large LR, 1st floor laundry & 1st floor BR. Newer metal roof, furnace & whole house generator!



**John Zimmerman 585-490-3976**

## CHARMING COLONIAL



117 Lock Street

**Clyde Village**

**\$149,900**

This beautiful, 2-story, 4BR Colonial home is just waiting for a new owner! Library with custom, cushioned window seat with storage, formal DR, eat-in Country kitchen & screened front porch. Recently painted exterior! 2-car detached garage, full basement. All appliances & window treatments stay + 1 yr HSA Home Warranty included!



**John Zimmerman 585-490-3976**