Belinda Fratto HOMES



Belinda Fratto
Lic. Assoc. R.E. Broker, REALTOR®
Fratto of the Finger Lakes Team Leader

HOWARD HANNA
REAL ESTATE SERVICES

Fratto of the "Finger Lakes" Team

Proudly Serving the Finger Lakes Area — At Howard Hanna Real Estate Services

BelindaFratto@gmail.com
www.belindafratto.com
C: 315.521.7413
O: 315.828.0765

For a Video Tour of the properties below, TEXT the featured Property Code"H000000" TO: VIDEOS (843367).

IMPRESSIVE



GENEVA **$325,000**

Well-built 1940 brick property offers over 6700 SF of impressive & functional space on 1/2-acre + lot. Originally blt as a distinguished residence, the property has been thoughtfully adapted for professional office use while retaining much of its original architectural character! Possible potential for conversion to a multi-family residence w/4 spacious units. H040807

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NEW LISTING

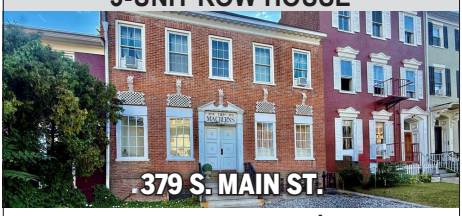


SENECA FALLS **$339,000**

Beautifully maintained 3BR, 2BA Dutch Colonial, featuring a distinctive roofline, inviting covered porch & architectural charm at every turn! Fall in love with the grand LR, boasting gorgeous hardwood flrs & a handsome gas fplc, the beautiful formal DR & spacious eat-in kit w/quality WoodMode cabinetry. Charming arched doorways add to the home's timeless appeal! H047017.

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3-UNIT ROW HOUSE



GENEVA CITY **$549,000**

Discover timeless elegance with modern updates in this stunning, 4,500+ SF three-unit Brick Row house. This historic gem is rich in architectural character, blending classic charm w/ contemporary conveniences. Beautiful Seneca Lake views! H038207.

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3-UNIT MULTI-FAMILY



GENEVA CITY **$279,000**

Solid, Brick 3-unit investment property offering strong cash flow. This fully rented property combines the character & charm of an 1880s home w/numerous updates, making it an excellent income-producing opportunity! H037667.

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CLASSIC CHARM



GENEVA CITY **$275,000**

Beautiful, updated 4BR, 2BA home in the desirable Hildreth Hill neighborhood! Spectacular, oversized LR w/soaring ceilings & abundant natural light! The gorgeous NEW kitchen steals the show w/quartz countertops, a center island, crisp white cabinetry & all-new appliances! H045157.

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CHARMING NEW LISTING



GENEVA CITY **$209,900**

This spacious, 4BR, 2BA two-story home has been beautifully updated thru out & is ready for its new owners! The brand-new kitchen is a showstopper! The formal DR flows into the spacious carpeted LR. Full bsmt & full walk-up attic provides plenty of storage. H045607.

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CLASSIC DETAILS



GENEVA CITY **$374,500**

Updated Craftsman-style 4BR, 3BA home w/ timeless character & modern comfort! Featuring 2,686SF of living space w/ hardwood flrs thru out. Spacious LR w/gas fplc, formal DR & a functional kit w/granite counters; this home is truly move-in ready! H047377.

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NEW LISTING



OVID **$154,900**

Spacious, 1890 two-story, 4BR, 2BA farmhouse situated on a beautiful 1-acre parcel, complete with 2 large barns! While in need of TLC & updating thru out, the home is filled w/character & incredible potential for those looking to add their own personal touches. H045637.

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