



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 "H00000" TO: VIDEOS (843367).**

NEW LISTING



235 HIGH STREET

GENEVA CITY \$224,900

This move-in ready, updated 3BR, vinyl-sided Colonial is ready for its next owner, inside & out! The kitchen w/SS appliances, features a convection gas oven & breakfast bar seating. Formal DR. Full walk-up attic for added storage. Newer A/C. Fabulous composite deck overlooks the spacious, fully fenced private backyard. H003137.

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NEW LISTING - RANCH



1 WHITE SPRINGS CIRCLE

GENEVA TOWN \$459,900

Sprawling custom-blt 3BR, 2.5BA Ranch situated on a beautifully landscaped 3/4-acre lot. Large LR w/a gas flpc. Formal DR w/glass sliding doors overlooking the covered patio, composite decking & beautiful backyard. Eat-in kitchen w/newer appliances + a cozy FR. Convenient 1sr flr Indry rm & 1/2 bath. Full dry basement & the oversized 2 car att. garage features an epoxy-coated floor. Central A/C. H020927.

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GRAND 5 BEDROOM



112 WILLIAM STREET

GENEVA CITY \$259,900

Rich in character & history, you will enjoy the modern comfort in this grand 3,400 SF updated 5BR, 2.5BA Brick home, originally built in 1850 & situated on a deep city lot! Stunning grand foyer w/an elegant wood staircase leading to the 2nd flr. The 1st level offers a formal DR, spacious double LR w/hardwood flrs & a marbled mantel fireplace + a cozy 1st flr den. The expansive eat-in kit includes ceramic flooring, Corian counters & a large walk-in pantry. The shared driveway offers ample parking. H009647.

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7 BEDROOM HOME



8347 MAIN STREET

INTERLAKEN VILLAGE \$359,000

Currently operating as a successful income property, this spacious, updated 7BR & 6BA home features a welcoming enclosed side porch leading into a large foyer w/a comfortable seating area. The large eat-in kitchen offers abundant cabinetry & counter space. The formal LR showcases hardwood flrs & vinyl windows thru out the home. Behind the home sits a well-built, 23x24, 2-story carriage house, offering potential for future conversion to additional living space. This charming historic community is situated in the heart of the Finger Lakes between Seneca Lake & Cayuga Lake.

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6.9 ACRES OF PRIME LAND



STATE ROUTE 96

PHELPS \$197,000

Commercial level parcel located on a high-visibility corner! This exceptional property offers a rare opportunity for investors & business owners looking to capitalize on a growing area w/strong traffic flow. Ideally situated just minutes from the NYS Thruway, w/close proximity to downtown Geneva, Seneca Lake & del Lago Casino. Some utilities are available at the road. Currently used as open pasture, property offers a blank canvas ready for development—perfect for retail, service, or mixed-use potential. H009177.

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BUILDING LOTS FOR SALE



MAE'S LANDING

CANANDAIGUA TOWN \$239,000-\$99,000

Build your dream home on one of these beautiful, level & cleared lots in the highly desirable & sought-after location! Tucked away on a quiet cul-de-sac, these 6 ready-to-go parcels offer the convenience of utilities already on site—making your building process much easier. Lots range from .21 Acres to 3.50 Acres. Enjoy the freedom of no HOA fees & the flexibility for the owner to build-to-suit, if desired. H004567

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