

**Sale Name:** Ranch Style Home on 11+ Acres in Prattsburgh, NY Starting at \$90,000!

**LOT 1 - 9504 State Route 53, Prattsburgh, NY 14873**



### Description

CUSTOM HOME WITH LAND! Custom Manufactured Home with Frame Addition, Open Porch and Deck in the heart of the Finger Lakes! Includes high-quality, raised panel kitchen cabinets, appliances, free standing fireplace, HUGE food pantry, separate laundry room with cabinets and wainscoting in living and breakfast room. Well insulated, vinyl siding, asphalt roof and double-hung thermal windows throughout. Both bedrooms include a full wall of double-size closets with bi-fold doors. Bathroom has ceramic walls, floor, soaking tub with jets and hand-held shower. NEW, high efficiency on-demand Navien water heater provides endless hot water while saving energy and space. Site includes between 10-11.8 Acres. Also Machine/Storage Bldg, 600 SF and 3-Sheds. Located near the Urbana State Forest, Hammondsport and Keuka Lake. Urbana is 2,256 acres of forestlands for hiking and hunting. Keuka Lake is known for boating, fishing and the Keuka Lake Wine Trail. Accepting all offers including Cash, Conventional, FHA, VA, USDA and Private Finance. House is BIG on Comfort - Easy on the Pocketbook! PS: Square Footage is 1182 with breakfast room per County records.

**Quantity: 1**



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