

3394 E LAKE ROAD
PROPERTY INFORMATION AND FEATURES

Location

- Property Address: 3394 East Lake Road, Skaneateles, NY 13152
- School District: Skaneateles
- Tax Map ID: 034.-04-29.0
- Located 1 mile from the downtown lakeside Village of Skaneateles

Type of Property

- Single Family Residential

Buildings on Property

- Main House – Connected to Village Water, Septic System, Natural Gas, New High Efficiency Forced Air Furnace with UV filter for allergies and asthma, MERV 16 (hospital level air quality)
- Guest House – Connected to its own Septic System, Village Water, uses Electric Baseboard for Heating
- Barn – 2 Stories – Connected to Water, Electricity, Not Heated
- Green House – Connected to Water, Electricity, Natural Gas Heater

Square Footage Size of Buildings on Property

- House 2,979 Sq. Ft. not including the Attached Garage 25 x 22 of 550 Sq. Ft.
- Guest House 312 Sq. Ft. (Kitchen, Full Bathroom, Living Area with Woodburning Fireplace- cottage has income inflow and its own Airbnb following, bringing in around \$3,000/month.
- Green House 220 Sq. Ft.
- Barn 1,450 Sq. Ft. on the main level a total of 2,000 with 2nd story loft area above the barn

Main House Features

- 4 Bedrooms
- 3 Bathrooms (2 Full, 1 Half)
- 1st Floor Master Bedroom Suite with Private Bathroom
- 1st Floor Laundry with LG Stackable Smart Steam Washer/Dryer (to stay)
- Living Room
- Formal Dining Room
- 3 Fireplaces, 2 Woodburning (mud room and living room), 1 Gas (living room)
- Basement
- 2 Car Garage with Loft
- Age of Built: 1860, Renovated during 2019-2021

**3394 E LAKE ROAD
PROPERTY INFORMATION AND FEATURES**

Second Floor of Main House

- 3 Bedrooms, one with an additional room attached, currently used as a playroom
- 1 Full Bathroom

Land

- Lot Size / Acreage: 24.24 with trails

Land Features

- Pond – Three Quarters of an Acre in Size, 4-6 Feet deep, stocked with Crappie & Perch, Pond Aerator located in barn.
- Orchard with Pear, Cherry, and Apple trees
- Brick Paved Patio off main residence
- 13 ft Jacuzzi Swim Spa J13 Power Play- Swim or exercise against the current, or use as a year-round heated pool or extra-large deep hot tub that holds 8-9 people. Adjustable temperature setting for summer or winter weather.

Lake Access

- Shared Lake Access with one other family- access located at 2887 E. Lake Road. (1.8 Miles down the road)
- 50 Feet of Frontage for Recreational Access
- Boat Mooring Available with Floating Object Permit

Utilities

- Water Source: Public
- Sewer Type: Septic (3 septic systems on the property. 1 located on the south side of main house (1,000 gallons) , 1 on the east side of the main house (1,000 gallons), 1 in front of guest cottage door under gravel path. All were pumped and inspected over the summer.
- Heating Fuel: Natural Gas

Financial

- Listing Price: \$1,250,000
- Annual Property Taxes for 2021: \$ 10,029
- Property Tax Assessed Value for 2021: \$ 424,250
- Monthly Utility Bill (estimated): \$600

3394 E LAKE ROAD
PROPERTY INFORMATION AND FEATURES

Recent Renovations Include:

- Refinished floors and fresh paint throughout main residence and guest cottage
- Guest Cottage Winterization
- All new fixtures, vanities in main house bathrooms, new toilets throughout
- Greenhouse Fully Automated with timer system for Winter/Summer
- Pond Aerator System
- Brand New Central Air in Main Residence

Renovated Kitchen/Laundry/Pantry:

- Subzero French Door Refrigerator, Cove Dishwasher, Wolf 6-Burner Gas Range, Sharp Microwave Drawer
- Walnut Counters and Large Carrera Marble Top Island
- Shaw Farmhouse Apron Front Sink imported from England
- Merillat Dove-tailed, Soft-close Cabinetry with Pull- Out Drawers
- Walk-in Pantry/Laundry Room with Merillat Cabinetry, Beverage Fridge and Sink, LG Smart Steam Stackable Washer/Dryer

Renovated Primary Suite:

- Double Closets
- Primary Bath with Soaking Tub, Walk-in Shower with Dual Showerheads, Carrera Marble Tile Shower and Tub Wall
- Lighted Mirror and Vanity
- Custom Sofa Shelf System

Upgraded Mechanicals:

- New High Efficiency Gas Furnace (Heat and Central A/C) with UV Light and Purifier for Allergies and Asthma, MERV 16 Filter (Hospital Grade Air Quality) Additional Ozone and UV System
- Heated 2-Car Attached Garage with Electricity & Tesla Charger (Ability to Charge 2 Cars), Large Garage Freezer Included