

1359 Taughannock Blvd.

Custom Features, Amenities and Local Artisans

4 BR, 3.5 Baths, 4627 sq.ft. .53 Acres. 75 feet of lakefront

Effective Year Built: 2008; built on the footprint of 1940 Cape

Shingle-Style Architecture: creates rustic and elegant look -- blending into the landscape with cedar shake shingles; stonework; asymmetrical gabled roof-lines; rounded features; varied shapes and sizes of doors and windows and multiple outdoor living spaces.

- Cedar Shake Roof – 50 Year Life; 2nd Floor Sustainable, self-perpetuating Sedum Green Roof
- Stone and Cedar Shake Exterior
- Stone Retaining Wall near Driveway – a metaphorical waterway in stone
- Riverstone Pathways and Stone Steps
- Flagstone Patios
- Low Maintenance Terraced Landscaping and ground cover
- Beach Well – JR Proctor
- 62 Steps to Lakefront, designed with landings for easy access
- Shingle-style Covered Dock with Boat hoist
- New Beachfront Retaining Walls
- Sand Filter Septic System, Two Tanks & Pump System
 - Engineered by TG Miller; Installed by George Van Valen
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- Lennox Central AC – serviced annually
- Weil McLain Boiler & Lennox Forced Air Furnace – serviced annually
- Owned, Buried Propane Tank
- 200 Amp Electric
- Water Treatment System – Maintained by Lowes Softwater
- Open Plan – Main Level
- Marvin Windows: Varied Shape and
- Cottage Cherry & Oak Hardwood Floors, Tile Floors with Radiant Heat
- Custom Lighting
- Custom Staircases
- Foster Custom Kitchen: Wolf Stove, Jenn-Air Fridge, Two Sinks, Breakfast Bar,
 - Paneled Dishwasher Drawers, Solid Surface Counters, Tile Backsplash
- Living Room: Custom Built-in Bookcases; Gas Fireplace; Mirror HD TV
- Open, Cantilevered 38 x 11 More Than Just a Dining Room: Lake Wall of Windows with multiple seating areas. Opens to Patio. Note: Room has slight curve to resemble a boat
- 45 x 25 Family-Media Room opens to Back Yard: Recessed Lighting, Archways, Custom Wood and Stonework, Radiant Tile Floor, Woodstove, Smart TV
- Mahogany & Maple Wine Cellar & Wet Bar
- Lion, Witch & Wardrobe – small secret kid's playroom under the stairs
- Primary Suite – thoughtfully designed with Large Windows, Private Deck which resembles the bow of a ship; Sitting Area with Gas Stove & Soaking Tub, Dressing Room with Custom Cherry Built-ins, Walk-in Closet, Large Tile Bath with Walk-in Shower and Custom Vanity and Dressing Table.
- Two Offices
- 23 x 16 Bonus Room: Gym/Yoga/Extra Guest Space
- Whole House Sound System – Hiway HiFi
- Attached 2 Car Garage wired for super EV charger, epoxy floor.
- Large Walk-out Basement Workshop

LOCAL ARTISANS

Master Architect: Peter Demjanec and Mark Inglis

GC: Moravec Construction -John Manuel

Exterior, Chimney and Fireplace Stonework:

Master Stone Mason Scott Englehart

Stone Retaining Walls, Riverstone Pathways, and

Stone Steps: Master Stone Mason Kevin Reilly

Landscaping in collaboration with Kevin Reilly:

Landscape Architect Paula Horrigan

Milled Interior Trim, Handcrafted Built-ins and Wine Cellar:

Lorren Hammond, John Kingsley,

Tom Botsford and Richard Lauterwauser

Kitchen Design: Foster Custom Kitchens

Primary Suite: Cherry Built-ins and Primary Bath Vanity & Dressing Table – Foster Custom Kitchens

Master Plasterer: Vern Glan

Interior and Exterior Painting – Sioux O'Connor

Murals and Tromp L'oeil: Mary Beth Ihnken