

**1199 Taughannock Blvd.**  
**Custom Features, Amenities and Local Artisans**  
**Architect-Designed Contemporary Year-Round Lakefront Home**

4 BR, 3.5 Baths, 2426 sq.ft. 1.44 Acres.

30 feet of level lakefront with deeded path & vehicle access to waterfront from the Ithaca Yacht Club

PLUS 3-season 15 x 12 Office-Gym-Sleeping Cottage

Effective Year Built: 2019; built on the footprint of 1916 Cottage

*LOCATION: Ithaca Yacht Club 1 minute; Black Diamond Trail 2 minutes; Taughannock Falls State Park 7 minutes;  
Hangar Theatre & Cass Park 5 minutes; Downtown Ithaca 10 minutes; Cornell 15 minutes*

- Roof: Standing Seam Metal Main Roof; 30 Year-Asphalt Roof; Eco-Pro Membrane Roof
- Siding + Trim: Boral TruExterior– Ranked #1 for durability & moisture resistance
- Insulation – super insulated with closed cell spray foam insulation
- Windows: High Performance Marvin Windows. Screens for all windows
- 200 Amp Electric
- Mitsubishi Mini-Split Heating & Cooling
- Rinnai On Demand Hot Water
- Septic System – 2005 replaced distribution box & hydro-jetted the leach field
- New Beach Well + Well Pump
- New Robust Water Filtration System with Whole House Filter, UV Light and Reverse Osmosis drinking water
- New Paved Driveway sensibly designed with S-curves to mitigate the steep grade
- Parking: three level gravel parking areas that can accommodate up to a dozen cars.
- NOTE: Includes convenient Parking areas at side guest entrance & main entrance for unloading luggage & groceries
- Ithaca Yacht Club deeded access for path and vehicle access for waterfront
- 86 Steps to Lakefront designed with landing for easy access
- Landscaped Lakefront Patio & Fire Pit
- Dock + Sail Shed + Boathouse with electric & custom heavy duty boat lift
- 3-Season 15 x 12 Office-Gym-Sleeping Cottage – currently a gym -- has also been used as a bunk-house for guests
- Two Private Decks + Covered Porch with Composite Decking
- Covered Porch opens to Huge Patio with tables/grill/fire pit. Ideal for entertaining - – can be tented for large gatherings
- Bocce Ball Court
- Landscaping: Low Maintenance Terraced ground cover +perennials
- Main Level Open Floor Plan
- Custom Lighting throughout
- Luxury Vinyl Plank Flooring throughout – top choice for high-end lake houses – Visual warmth of real timber with 100% waterproof durability– withstands wet dogs, dripping bathing suits and high traffic
- Custom Cook’s Kitchen: Five-Burner Gas Cooktop, Large Island + Double Sink + Breakfast Bar, Warming Drawer, Pan Drawers, Fridge, Wall Oven, Microwave, Granite Counters, Tile Backsplash
- Coffee Bar + Prep Kitchen with Farmhouse Sink + Pantry + Freezer
- Wine Bar + Beverage Fridge
- Living Room: Circulating Gas Fireplace; Smart TV
- Dining: Built-in Banquette seating with extra storage underneath
- Main Level Laundry + Built-in Ironing Board and Deep Storage Closet
- Main Level Half Bath
- Custom Staircase
- Primary Suite + Private Deck: walls of glass surround you with Lake + Tree Canopy Views. Vaulted Ceiling, Walk-in Closet, Primary Bath with 2-Sink Vanity
- Ensuite Bedroom 2 + Bath 2 – Vaulted Ceiling, Panoramic Lake View
- Bedroom 3 + Office + Private Deck - designed as a separate zone ideal for remote work + guests –Vaulted Ceiling
- 40 x 30 poured concrete basement + storage
- Whole House Sound System including Exterior Speakers
- Whole property is equipped with exterior lighting including down at lakefront patio
- 14 x 10 Tool Shed
- 2004 one owner Glastron 22 ft. deck boat with 500 hours (very light use) is negotiable

### ***LOCAL ARTISANS***

- Architect: Bert Fortner
- General Contractor: Scott Smith, Latipac Builders
- Standing Seam Metal Roof: Little Beaver Amish Roofing
  - Membrane Roof: Hale Roofing:
  - Excavation: George Van Valen
  - Electrical: North Star Electric
  - Plumbing: Jeff Wallenbeck
- Beach well + Well Pump + Storage Tanks: Matt Nearpass, Gatehouse Pumps
  - Mitsubishi Mini-Splits: HSC Associates
  - Kitchen Design: Foster Custom Kitchens
  - Water treatment System: Matt Nearpass, Gatehouse Pumps
- New Retaining Wall + All New Landscaping + New Lakefront Patio: Cayuga Landscaping
  - New Custom Heavy-Duty Boat Lift: Ron Knewstub, Knewstub Marine