



1167 Taughannock Blvd- *Property Highlights*

- Four-bedroom Cayuga Lake home, built in 1900 and attributed to famed Ithaca architect, Clinton L. Vivian whose firm, Vivian & Gibb created many of Ithaca's landmark buildings including the Cascadilla Boat House at Stewart Park and the Tompkins Trust Company building on N. Tioga Street
- Expansive lakeside wrap-around porch runs the length of the home (65 feet) and adds 750 feet of outdoor living space. Three points of entry from the inside of the home and a screened section with retractable skylight adjacent to the dining room- great for el fresco dining and entertaining.
- Very special dock house features the original pavilion structure but with a completely reconstructed foundation ensuring the integrity of the building for years to come
- Spectacular view of East Hill and the McGraw Clock Tower at Cornell
- Gorgeous lake-side lawn with attractive wood-built seawall and power boat lift
- Incredibly easy water entry with two beaches- a swimming beach with new seawall and pebble footing plus a secondary shale beach perfect for launching kayaks and small boats
- Terrific location! 2.7 miles north of the Hangar theatre, just south of the Ithaca Yacht Club, within the Ithaca City School District (*Enfield Elementary*) and only minutes 15 minutes to Cornell campus

- Lush landscaping featuring mature trees and perennials including vibrant rhododendrons, Arbor Vitae hedges, towering Hemlocks and even your own peach tree!
- Lovely flagstone terrace tucked into the North end of property is sheltered from cross winds to provide a cozy and comfortable spot to enjoy nature well into the fall months
- Original icehouse converted into rustic sauna with wood-burning sauna stove
- Inviting deck with afternoon sun leads to formal mezzanine entry
- Upstairs full bath features jetted soaking tub, tranquil Tiffany blue ceramic tile and a skylight
- Intrinsic Colonial Revival style architecture details including solid wood doors, centrally located fireplace, chair rails in dining room and living room, hardwood floors, pocket doors and thoughtful built-ins
- Partially finished attic to suit your needs! Easily accessed from pull-down stairs in upper level hallway, this bonus space features a 'top of the world' lake view, skylight and room for home office, playroom or general rec space
- Fully accessible waterfront via ATV path for those with mobility concerns
- Sleek and efficient kitchen with two retractable skylights, center prep island, open shelving, stainless steel appliances and glass door to lakeside porch. Extra storage nearby in dining room pantry.
- Guest bedroom/family room on main level is separated from great room by solid wood French doors and has an adjoining full bath – making it a great option for a main-level master bedroom
- Light-filled great room features stunning hardwood floors and towering brick fireplace with air-tight wood-burning insert
- Dedicated laundry room doubles as a utility room with built-in work bench
- Under porch/basement storage offers convenient place for outdoor tools, water floats and toys and lawn games.
- Original stone foundation reinforced with concrete block piers