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FINGER LAKES PARADISE

This home owned by Victoria and Richard Mackenzie-Childs is on the market for the first time. Consisting of a Main House, Carriage House, and Studio, the property was the sketch pad for their company. Among these three buildings, there is over 8,200 square feet of living space, with 10 bedrooms, 7 full baths, and 2 half baths. Each room in the home has a unique and magical personality. The 50-acre property overlooking Cayuga Lake from the east side includes gardens, a grape arbor with outside dining, raspberry plantings, fruit trees, and a lake water-filled pond.

This property is on the CAYUGA LAKE WINE TRAIL, a short commute to Wells College and a moderate commute to Cornell and Ithaca College. It can be zoned commercial and would be perfect for a leadership retreat, conference center, winery, or bed and breakfast inn.

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For more information, or to schedule a tour, please contact Marilyn Strassberg at 607.375.6320 or mstrassberg@ithaca.edu

1 Bella Vista Drive • Ithaca, New York 14850 • www.ithaca.edu/longview





Looking for a change?

*Come and take
a stroll...*

T

he Owner/developer of this ~84-acre paradise retreat is a man of eclectic and eccentric tastes. His current project, which is still under construction, is located in one of the most beautiful and desirable areas of upstate New York. Located ten minutes from downtown Ithaca and the Cornell University campus, this prime development offers both serenity and location and is appointed with all the comforts of first-class living. The discerning Buyer will enjoy the distinct advantages of both privacy and seclusion, yet be close enough to enjoy all the riches of the celebrated New York State Finger Lakes Region.

Enter the development along the hand-constructed 2,500-square-foot flagstone patio and stroll into the private library/meditation retreat. This 20' x 20' retreat is constructed of cedar board and batten, and is topped with a green metal roof, which allows the building to mesh perfectly with the surrounding woods. Inside, find peace in the hand-painted interior, created by Tibetan artisans who studied under the temple and thangka painters of the Dalai Lama.

The main accommodation is a 2,250-square-foot, two-story wooden barn, which includes three bedrooms and two bathrooms and offers numerous spectacular features, including:

FIRST FLOOR:

- * Soaring 26-foot ceilings, which add drama in the Grand Room
- * Huge kitchen with custom-made maple cabinetry, featuring a SubZero refrigerator and wine cooler, Viking stove w/hood, and Viking dishwasher—perfect for entertaining!
- * Pine wood staircase, handcrafted by Native Americans in traditional style, joined with individually hewn dowels
- * Stripped & notched giant pine providing interior wall support
- * Cast-iron woodstove with raised, custom-built flagstone hearth
- * Top-of-the-line theatrical lighting system and Marantz surround sound with JBL speakers installed in the Grand Room
- * First floor flooring that features a unique floral-bordered Southwestern saltillo tile
- * Oak-paneled Guest Bedroom number 1 with en-suite bathroom

SECOND FLOOR:

- * Handcrafted, arched doors featuring designer glass doorknobs
- * Guest Bedroom number 2
- * Master Bedroom with recessed alcove, suitable for an office/computer workstation, dressing space, or sitting area. Richly appointed, with two of the walls paneled in a variety of wood, including oak, cherry, curly maple, and curly cherry, that perfectly complement the wide pine walls that have been gently washed in a tropical blend of denim blue paint
- * Extra-large windows framing the breathtaking sunset views over the 14'-deep, one-acre pond
- * Top-of-the-line fixtures in Master Bathroom
- * State-of-the-art video surveillance, security/fire alarm (digital/cellular/satellite)

The driveway that leads to yet another focal point, a 101' circle, the development's own "Stonehenge," which features a 40-ton boulder, one of the largest to be moved within the Northeast United States. This circular clearance offers the perfect vantage for 180-degree views of sunsets and the surrounding countryside.

A single-room 15' x 16' log cabin, perfectly located along the upper ridge, offering splendid views. Complete with a bay window and handcrafted from larch by Native American artisans, this room is the perfect writer's retreat.

The northwest boundary of the land slopes to form a gorge, at the bottom of which is a naturally formed waterfall that runs year-round. The land abounds with wildlife, wild raspberry and blackberry bushes, and flora and fauna of all types.

Photographs and copy cannot do justice to this unique piece of real estate. This extraordinary development is available in its entirety or may be sub-divided into up to four (4) unique parcels, starting at \$500,000.00 per parcel. Financing is available. Please call for more information or to arrange for a tour. Viewing by appointment only.



INTERIOR PHOTOGRAPHY BY ARIEL CASPER