



HOWARD HANNA

REAL ESTATE SERVICES

**3074 WEST LAKE ROAD
SKANEATELES, NY**

Luxury lakefront residence located on Skaneateles Lake in Skaneateles, New York. This distinguished property presents a rare opportunity in one of the most sought-after waterfront communities in the Finger Lakes region. Encompassing 19.5 acres with 608 feet of continuous, level waterfront, this estate is presented at \$21 million. Treasured across generations, this extraordinary estate now awaits its next steward—one who will cherish it as a timeless retreat for years to come.

PROPERTY OVERVIEW

Prime Location: Situated less than two miles from the Village of Skaneateles off prestigious West Lake Road, the property is accessed through a stately stone gate and quarter-mile private drive that gracefully leads down to the residence.

Expansive Grounds: Almost twenty acres of beautifully maintained land, offering privacy and serenity.

Neighboring Vineyard: Scenic views and added exclusivity with a 38-acre vineyard bordering the northern edge of the property.

Lake Frontage: More than 600 feet of lake frontage on Skaneateles Lake—one of the cleanest lakes in the United States.

PROPERTY SPECIFICS

- **Tax Map Number:** 050.-01-01.1
- **Acreage:** 19.5 acres
- **Lake Frontage:** 608.2 feet along high water
- **Gross Living Area:** Approximately 10,257 sq. ft. (main residence)

MAIN RESIDENCE

- **Gross Living Area:** Approximately 10,257 sq. ft. of thoughtfully designed living space
- **Architectural Elegance:** Custom finishes, spacious layouts, and panoramic lake views throughout
- **Gorgeous and expansive lake views** from almost every room in the house

FIRST FLOOR

- Mud room with walk-in closet
- Playroom
- Powder room
- Laundry room with large washer/dryer
- Family room with woodburning fireplace, stone fireplace surround, French doors opening out to the lake side of home
- Semi-open kitchen with dining area and professional kitchen appliances:
 - Two dishwashers, wall oven, Wolf stovetop/two ovens, two warming drawers, steamer, two Sub-Zero refrigerators with custom paneling, three sinks, and wood-fired cooking rotisserie
 - Built-in outdoor grill located right outside kitchen doors
 - Custom kitchen cabinetry built by Matteo Bartolotta (Italian craftsman)
- Pantry with custom cabinetry, convenient shelving for pot and pan storage, freezer and freezer drawer, sink, and coffee station
- Formal dining room with fine China pantry
- Two adjoining home offices with built-in cabinetry
- Library/card room
- Party entrance with walk-in closet
- Formal powder room
- Formal living room with sunroom/glass conservatory

SECOND FLOOR

- One primary bedroom suite with exercise room, large walk-in closet (570 SF), and primary bathroom with two sinks, Jacuzzi soaking tub, steam shower, toilet, and bidet
- One guest bedroom with en-suite bathroom (tub/shower plus two sinks)
- Four lakeside bedrooms
- Two full bathrooms—one with walk-in shower, one with tub/shower

FULL BASEMENT

- Private wine cellar with large table for gatherings
- Expansive storage areas and mechanical space
- Basement office

GARAGES

- One detached two-car garage with locked hunting/fishing room plus large attic storage space accessed by full stairs (956± SF)
- One attached two-car garage with multiple storage closets and trash closet
- Apartment above two-car garage accessed from within the house—full kitchen open to dining/living area, separate bedroom with attached full bath (826± SF)

ADDITIONAL FEATURES

Four gas-burning fireplaces, one wood-burning fireplace, and one wood-fired rotisserie oven in kitchen. Living room fireplace has gas starter.

UTILITIES

Drilled well with water softening system; septic system; propane gas with three large underground storage tanks; public electric; optical internet; and emergency generator.

LAKEFRONT FEATURES

LAKE PAVILLION

- Perfect for lakeside entertainment featuring gorgeous views, a refrigerator, sink, sitting area, powder room, and deck.

PERMANENT DOCKS

- Lakefront is equipped with two permanent boat hoists for secure and convenient lake access

BOAT LAUNCH AREA

- Shoreline at South side of property has area previously used as a boat launch

POOL & OUTDOOR RECREATION AREA

POOL HOUSE

- Pool house building includes sink and refrigerator, full bath with walk-in shower, and outside shower for added convenience, plus 714± SF covered patio for shaded relaxation and poolside gatherings

POOL AND SPA

- Custom pool and spa with a luxurious outdoor oasis with adjacent lounging areas and European style changing tents

TENNIS COURT

- Regulation Tennis Court with night lighting. Court was resurfaced in 2024 and includes pickleball lines for multi-sport enjoyment

CHILDREN'S PLAY AREA

- Dedicated outdoor space with a swing set, play structures, and sandbox

RECENT MAJOR CAPITAL IMPROVEMENTS

- Driveway: Stone and oil coated by Stone Kote Construction, LLC (2024)
- Tennis court resealed (2024)
- Replaced windows throughout entire house (except windows by main staircase) with Pella windows (2024)
- New security system and burglary panel upgrade completed by Eastern Security Services (2022)
- LED lighting installation (2022)
- Two new Lennox A/C units and Lennox condenser (2021/2022)
- Permanent dock - stairs replaced (2021)
- Drilled well and installed new water system (2017)
- Roof replaced (2017)

The information contained in this property summary while believed to be accurate, is not guaranteed.