



Taking a closer look at 2636 Cool Lea Camp Road, you'll find ...

- A year around lake home that has been virtually rebuilt from the studs inward since the current owner purchased the home in 2005. The present configuration boasts 1,568 square feet of finished living space.
- A delightful open main level featuring a beautiful new kitchen with hickory cabinetry and new appliances, a spacious contemporary great room with vaulted ceiling and wood burning fireplace. Enjoy superb lake views while dining, entertaining or just relaxing. In addition, there is a main level bedroom plus a unique and rather ornate full bath with marble lined shower.
- The upper level is essentially a huge master bedroom suite with a large dormer providing a wonderful view of the lake and surrounding hillside. The full bath has a whirlpool tub. There is also a handy laundry alcove at the top of the stairs. A washer and dryer will convey.
- The lower (basement) level has a spacious tiled bedroom with a door opening onto a covered patio. This space would work well for youngsters returning inside after a swim in the lake. In addition there is a large workshop & utility area on this level.
- The LP gas furnace is new. Windows are new thermo-pane units; many are low "E" as well. Upon reconstruction ceiling cavities were filled with hi-tech foam insulation insuring minimal heat loss in cold weather (and heat gain in hot weather). The combination of these factors should guarantee both comfort and economy.
- A new Trex wrap-around deck system has just been installed to insure years of beauty with minimal maintenance. There is a small storage shed on the rear portion of the deck, handy for lawn chairs, etc. and a large collapsible umbrella to provide shade as desired. Views from the deck are spectacular... year around but especially in the Fall when nature paints the surrounding hillsides in vivid colors.
- A new seawall was installed to preserve the shoreline against possible erosion.
- There is a second larger storage building located adjacent to the parking area.
- The parking area can easily 3-5 vehicles and maybe more

- The driveway is a right-of-way shared by all of the owners whose properties abut the drive. **From the point where the drive becomes a portion of the roadway serving the Cool Lea Camp property, owners of cottages have a right to “ingress and egress” but no responsibility for maintenance or ownership rights. Owners of Cool Lea Camp have installed speed bumps to slow traffic and request that vehicles using the roadway drive very slowly.**
- Cayuta Lake is approximately 2 miles long and covers an area of nearly four hundred acres. It’s a clear body of water with a nice mix of developed and wild shores. NYS has been stocking the lake with Walleye Pike over the course of several years and fishing for Large Mouth Bass and panfish is very popular.
- Connecticut Hill Wildlife Management Area is minutes away. It is the largest Wildlife Management Area in New York State, totaling 11,045 acres.
- Distances to nearby communities: 9 miles to Watkins Glen, 18 miles to Ithaca, and 20 miles to Horseheads-Elmira.