

SKANEATELES MEADOWS
CONDOMINIUMS

Lauder Lane, Skaneateles, NY, 13152

www.skaneatelesmeadowscondos.com

Developer

ALABAR, LLC

PO Box 66, Elbridge, NY, 13060

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Maintenance free living with lower property taxes.

Project consists of 24 Condominiums, 6 Buildings with 4 units each.

Setting 3 miles north of the Village of Skaneateles in the Hamlet of Skaneateles Falls, and sits on 9 plus acres.

Travel from the Skaneateles Village center north along Jordan Rd to Visions Drive.

There are 3-unit types. The two end units are Ranch style, with different floor plans and 1400 sq. ft. each.

The two center units are the same and are two story, 1700 sq. ft.

Each unit has its own private front porch entrance and separate driveways.

All units include:

Two bedrooms, with first floor masters.

First floor living in all units.

Attached two car garages.

Energy code construction.

First floor laundries and pantries.

9' ceilings first floor, 8' ceilings second floor.

Forced Air Heat with Air Conditioning.

Decks to rear, 10'x 14', on two story unit.

Architectural roof shingles.

Architectural garage doors with openers.

Flooring- Oak, Ceramic Tile and Carpet.

Two story units have a den/family room upstairs.

Brick paver sidewalk from driveway to porch.

Breakfast bar in kitchens.

Full Master Baths.

Egress basement window

Full basements.

Open floor plans.

Vinyl siding.

Asphalt driveways.

Mud room off garage.

Covered porch on ranch units.

Low utilities cost.

Two full baths.

Additional Options:

- Finish Basement.
- Upgrade countertops.
- Upgrade flooring.
- Upgrade master bath showers.
- Add a half bath.
- Upgrade stairway to second floor, two story units.
- Can upgrade the covered porch on end units to a screened porch, 3 season room or full time living space.
- Owners may request additional options and minor interior changes.

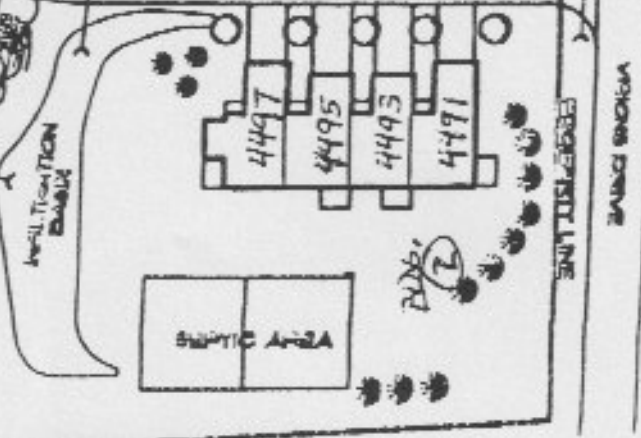
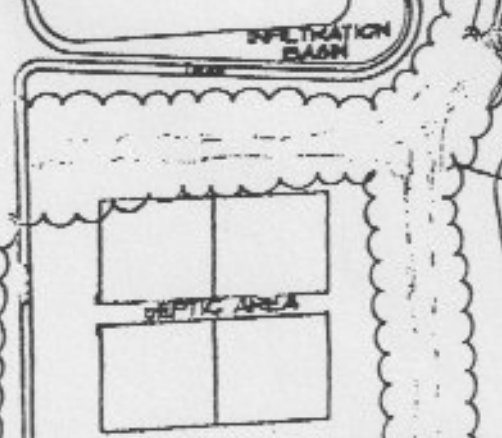
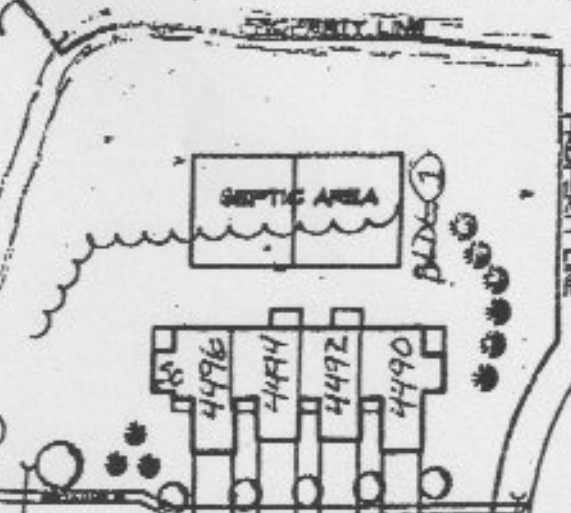
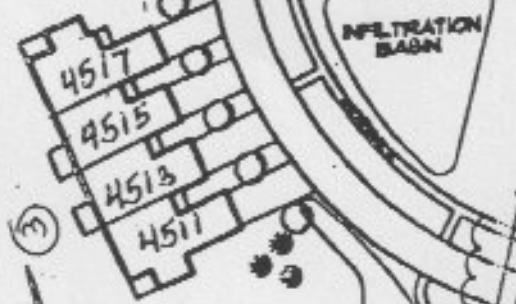
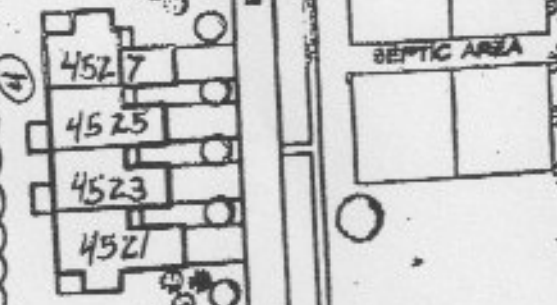
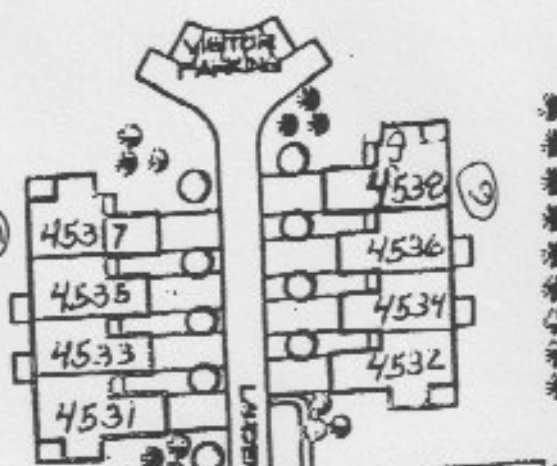
Utilities: Public water, Natural Gas, Electric, phone and cable.
All utilities underground.
Gravity fed septic systems, owned and maintained by the Town of Skaneateles.

Project is fairly secluded, surrounded by woods and open space areas, there is a stream that runs through the property.
The project is in the Skaneateles School District.
There is a walking trail connected to the development.

There will be a Condominium Association which will maintain the lawns, driveways, landscape, building exteriors and private road.
Association fees estimated to be \$190.00 per month.
Total Property Taxes estimated to be \$3500.00 to \$4000.00 per year.

Prices starting at \$ 433,800.00

PROPERTY LINE



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SITE PLAN