



Heritage Park Town Homes, Inc.

308 Madison Street
Ithaca, NY 14850

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Owner/Developer/Leasing Agent: Ron Ronsvalle, Heritage Builders 277-6260
cell 280-1790

- **Downtown Ithaca: 107-109 S. Titus Avenue**
New, Energy Star, Efficient, 3 Bedroom Units, Two Full Baths, Storage Room, Several Closets, Contemporary, Private Balconies, Off Street Parking. 1 Block walk to Commons, Favorite IC Location **(1800 S.F.) \$1,500/month**
- **Downtown Ithaca: 130 Lake Ave.** Newly remodeled Greek Revival home, new electric, heat, hardwood floors, new energy star Weil McLean Gas Boilers, Kitchen, Dining Room, living room, private balcony, located on the corner of Lake Ave. and Monroe St. One block from Gimme! Coffee and four blocks from the commons. Private entrances, large rooms.
Unit A: 2 bedrooms, 1 bath, half Garage, private entrance **\$1,200/month**
Unit B: 4 bedrooms, 2 baths, half garage, private entrance **\$2,200/month**
Unit C: 1 bedroom, 1 bath, private entrance **\$900/Month**
- **Downtown Ithaca: 302 Madison Street**
Newly Remodeled, 2- 3 Bedrooms, Large Front Porch, Large Rooms, Washer/Dryer Hookup, close to shopping, Large Back Yard. **(1400 S.F.) \$1,000 – \$1,050.00/month**
- **Fall Creek Ithaca: 111 Queen Street**
Newly Remodeled, 2 Bedroom, Den, Fall Creek Gem, Greek Revival Style, Hardwood Floors, Large Basement – clean and dry, gas fireplace, Garage, Large Patio, Laundry Room. Favorite CU Grad Student House, Nice, Quiet Neighborhood, Across Street from Fall Creek School and playground, Walk to Campus. **(2400 S.F.) \$1,800/month**
- **Fall Creek Ithaca: 413 East Lincoln Street**
New Construction, Energy Star, Efficient, 4 story, 3 Bedroom, 2 ½ Bathrooms, Large 1 Car Garage, Balcony off Master Bedroom, Quiet Neighborhood in walking distance to Cornell & near Fall Creek School, Washer/Dryer Hook-up. **(1500 S.F.) \$2,200/month**
- **Fall Creek Ithaca: 515 N. Aurora St.**
Newly Remodeled, 4 Bedroom, 2 Bath, Large 2 Car Garage, Large Porch, Fall Creek area, Quiet Neighborhood, Laundry area, Large Back yard, 4 Blocks from the commons. **(2800 S.F.) \$2,400/Month**
- **Fall Creek Ithaca: 1022 N. Tioga St.**
4 Bedroom, 2 bathroom, Large Rooms, Front Porch, Appliances, enclosed screened side porch, Many windows for light. **(1900 S.F.) \$2,000/Month**
- **Fall Creek Ithaca: 1024 N. Tioga St.**
New Construction, 3 Bedrooms, Den, 2 1/2 Baths, Large rooms, Front Porch, Back Porch, New Appliances **\$2,400.00/Month**
- **Fall Creek Ithaca: 1024 ½ N. Tioga St.**
Completely remodeled, 3 Bedrooms, Den, 2 bathrooms, Large Rooms, Porch, New Appliances **\$2,400.00/Month**
- **Ithaca: 1768 Ellis Hollow Rd.**
Vacation Home: Energy Star, completely rebuilt, 6 Bedroom, 3 1/2 Bath, Quiet Country Setting, Porch/Decks, Master Bedroom Suite, Gas Fireplace, Lower level, Hot water baseboard heat. **(3000 S.F.) \$2,000/Week, \$1,200/Weekend (Prices subject to change based on season and number of people.) Cleaning fee of \$100 – \$250.00.**
- **Ithaca: 1768 Ellis Hollow Rd.**
Carriage House Unit B: Energy Star, New Construction, 2 Bedroom, 1 bath, fireplace, quiet country setting, Patio, Hot water radiant heat. **(1200 S.F.) \$1,200.00/Month**
Carriage House Unit C: Energy Star, New Construction, 2 bedroom, 2 bath, garage, Quiet Country Setting, Porch/Decks, Gas Fireplace, Hot water radiant heat. **(1500 S.F.) \$1,900/Month**
- **South Hill/Ithaca: 225 Pennsylvania Ave.**
New Construction, 2 bedrooms, 1 bath, Deck, Fireplace, Porches, Energy Star Efficient, Walk to I.C. and Cornell **(600 S.F.) \$1,200/month**

Housing Locations: 9 & 13 Milliken Station Road Extension /111 Queen Street/302 Madison Street/107-109 S. Titus Avenue/1259-1265 Warren Road/688-694 Ridge Road/158-162, 176 Troy Road/214, East King Road, N. Tioga St.

515 N. Aurora, 1768 Ellis Hollow Rd.

- **South Hill/Ithaca: Kendall Ave.**
Main unit: 3-4 Bedrooms, 2 bath, fireplace, balcony, Porches/decks, 2 story. (1931 S.F.) **\$2,400/month**
Aux. unit: 2 Bedrooms, 1 1/2 bath, fireplace, balcony, Porches/decks, 2 story. (939 S.F.) **\$1,200.00/month**
- **South Hill/Ithaca 148, 154,158, 160, 162, 176 Troy Road, 214 East King Road**
Route 96B, left on King Road at Sam Peter Furniture (2050-3500 S.F.) **\$2,200—\$3,500/Month**
House: New 4-9 bedroom, 4 Baths, Fireplace, 3 Levels, Walk out Level, Large Deck, Two Car Garage, (3500 S.F.) **\$3,500/month**
Auxiliary Unit: 3-4 Bedroom, 3 Baths, Large 2050 S.F., Fireplace, Walk Out Level, Large Deck, Two Car Garage, Paved Driveways, **\$2,200/month**
- **Lansing: Lake Houses #9 & #13 Milliken Station Road Extension Route 34B:** 4 miles North Past Lansing Schools, Left at A.E.S. Cayuga, Take Left Fork, First House On Left Across Railroad Tracks. Fireplace, Wood Stove, Skylights, Sun Porch, Deck, Porch, Carport, Laundry Room, Professionally Landscaped Park-Like Setting, Lake Access Beach/Dock. 25 Minute Drive from Ithaca, Private, Patio & Porch, Barbecue, Tile and Hardwood Floors
9: Large, 3-6 Bedroom, 3 Bathrooms, Brand New Garage, Washer & Dryer (3000 S.F.) **\$1,950/month**
#13: Large 3 Bedrooms, 2 Bathrooms, 2 Car Carport, (2800 S.F.) **\$1,950.00/month**
- **Lansing: 680 Ridge Rd. Loft** Awesome Loft apartment in large Italianate Farm House, up spiral staircase, deck, Beautiful views, private entrance, all utilities included. (600 S.F.) **\$750/Month**
- **Lansing: 156 Ridge Rd.**
Greek Revival, 4 Bedroom House, 2 Baths, wide plank floors, Large Rooms, Large yard, Porch, Appliances, Garage (3000 S.F.) **\$2,000.00/Month**
- **Lansing: 688-694 Ridge Road (Route 34B):** 1.5 Miles North of Lansing Schools, Top of Hill on The Right, 2 Bedrooms, Bedroom/Den, 1-2&1/2 Bathrooms, Finished Family Room/Game Room, Patio & Porch (1920 S.F.) **\$1,150—\$1,250/month**
- **Lansing: 1259-1265 Warren Road:** Intersection of Asbury Road (Just North of Cornell Business Park/Airport), Two Car Garage, 2 Bedrooms, Bedroom/Den, Finished Family Room/Game Room, Patio & Porch (1920-2500 S.F.) **\$1,650—\$1,800/month**

MOST UNITS HAVE

- Energy Star Construction
- Large 1400-3500 Square Foot Area, Multi Level
- Dishwasher, Ice Maker, Washer/Dryer Hook Up
- 1 ½ -4 Full Bathrooms
- Energy Star, Efficient Gas Hot Water Baseboard Heat
- Private Patio/Front Porch/Decks
- Rural Country Settings, Views, Grand Sunsets, Professionally Landscaped
- 5-25 Minute Drive to Campus
- Snow plowing and Lawn Care Provided, Some Tenants Mow
- All tenants Shovel and salt sidewalks, porches and other areas as needed
- There is a \$500.00 Per Pet Non-Refundable Fee Required in pet units
- Separately Metered for Gas, Electricity, and Water/Sewer

LEASE REQUIRES DEPOSIT PAYMENT

Payment Schedule This Covers Last Month and Security

- First Month Rent Due at Move In.
- Security Deposit Due at Lease Signing.
- Last 1-2 Months Rent Due at Lease Signing
- \$1200.00 Minimum Due at Signing; Balance Due Within 10 days.
- Last month Rent Due for Renewal

TENANT RESPONSIBILITIES

- Tenants Will Salt & Shovel Steps, Sidewalks
- Tenants Will Shampoo Carpets at End of Lease
- Tenants Responsible for Garbage Pick Up/Recycling.
- Quarterly Municipal Water—Town of Ithaca \$7.00/1000 Gallon
- Quarterly Municipal Water—Town of Lansing \$34.00/10,000 \$.00345/per thereafter (Bolton Point Water)

LANSING CENTER ASSOCIATES PROPERTIES

- **Lansing: 7B Ridge Rd.**

2 bedroom, 1 bath apartment. 2 porches, Located on Rte. 34b in Lansing. Above Genes Machines. **\$850/ month plus utilities.**

- **Lansing: 39 Ridge Rd.**
Large renovated Victorian house with 4 bedrooms, 2 ½ baths, large yard. 2 porches, deck, Jacuzzi tub, Pets allowed. **\$1,500/month plus utilities.**
- **Lansing: 15 Ridge Rd. A- apartment**
1 bedroom, 1 bath, above commercial building. Pets allowed. **\$650.00/month plus utilities**
- **Lansing: 15 Ridge Rd. B – Commercial**
Close to the busiest intersection in Lansing, Excellent parking and access, High visibility area, brand new construction, air conditioned, municipal water, ½ Bath, all units metered separately. (650 Sq.Ft.) **\$1,000/month plus utilities**
- **Lansing: 15 Ridge Rd. C – Commercial**
Close to the busiest intersection in Lansing, Excellent parking and access, High visibility area, brand new construction, Full bath, Kitchen, air conditioned, Municipal water, all units metered separately. (1200 Sq. Ft.) **\$1,200/month plus utilities**
- **Lansing: 17 Ridge Rd. Unit #1 – Commercial**
Less than 500 feet from busiest intersection in Lansing, Excellent parking and access, high visibility area. Zoning B-1 Commercial, Brand new construction, handicap accessible, air conditioned, all utilities metered separately, municipal water. 2200 Sq. Ft. **\$2,600/month plus utilities**
- **Lansing: 17 Ridge Rd. Unit #2 – Commercial**
Less than 500 feet from busiest intersection in Lansing, Excellent parking and access, high visibility area. Zoning B-1 Commercial, Brand new construction, handicap accessible, air conditioned, all utilities metered separately, municipal water. 1875 Sq. Ft. **\$2,200/month plus utilities**
- **Lansing: 17 Ridge Rd., Unit #3 – Commercial**
Less than 500 feet from busiest intersection in Lansing, Excellent parking and access, high visibility area, Zoning B-1 Commercial, Brand new construction, handicap accessible, air conditioned, all utilities metered separately, municipal water. 1600 Sq. Ft. **\$1,850/month plus utilities**