



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

- **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.) **\$1,400—\$1,600/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.) **\$950—\$1,155/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 Supplied (3000 S.F.) **\$1,600/month**
#13: Large 3 Bedrooms, 2 Bathrooms, 2 Car Carport, (2800 S.F.) **\$1,600.00/month**
- **South Hill/Ithaca 158, 160, 162, 176 Troy Road, 214 East King Road**
Route 96B, left on King Road at Sam Peter Furniture (2050-3500 S.F.) **\$1,800—\$2,200/Month**
House: New 4 bedroom, 4 Baths, Fireplace, 3 Levels, Walk out Level, Large Deck, Two Car Garage, (3500 S.F.) **\$2,200/month**
Auxiliary Unit: 2-3 Bedroom, 3 Baths, Large 2050 S.F., Fireplace, Walk Out Level, Large Deck, Two Car Garage, **\$1,800/month**
- **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.) **\$1,200-\$1,350/month**
- **Fall Creek Ithaca: 413 East Lincoln Street**
New Construction, Energy Star, Efficient, 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.) **\$1800/month**
- **Downtown Ithaca: 302 Madison Street**
Newly Remodeled, 2- 3 Bedrooms, Large Front Porch, Large Rooms, Washer/Dryer Hookup, 1 block to Grocery, Large Back Yard. (1400 S.F.) **\$900 - \$950/month**
- **Fall Creek Ithaca: 111 Queen Street**
Newly Remodeled, 2 Bedroom, Den, Fall Creek Gem, Greek Revival Style, Hardwood Floors, Large Basement, Garage, Large Patio, Laundry Room. Favorite CU Grad Student House, Nice, Quiet Neighborhood, Across Street from Fall Creek School, Walk to Campus. (2400 S.F.) **\$1,400/month**
- **Fall Creek Ithaca: 515 N. Aurora St.**
Newly Remodeled, 4 Bedroom, 2 Bath, 2 Car Garage, Large Porch, Fall Creek area, Quiet Neighborhood, Laundry area. Back yard, Close to shopping. (2800 S.F.) **\$2,000/Month**
- **Ithaca: 1768 Ellis Hollow Rd.**
Renovated Church: Energy Star, newly remodeled, 3 Bedroom, 3 Bath, 2 Car Garage, Quiet Country Setting, Porch/Decks, Master Bedroom Suite, Gas Fireplace, Lower level, Hot water baseboard heat. (3000 S.F.) **\$3,000/Month**
- **Ithaca: 1768 Ellis Hollow Rd.**
Carriage House: Energy Star, Newly remodeled, 2 bedroom, 2 bath, garage, fireplace, Quiet Country Setting, Porch/Decks, Gas Fireplace, Hot water baseboard heat. (1500 S.F.) **\$1,500/Month**
- **Fall Creek Ithaca: 1022-1024 N. Tioga St.**
3-4 Bedroom, 1 bathroom, Large Rooms, Front Porch, Back Deck, Appliances, Many windows for light. **\$1200/Month**
1022 is 1900 Sq. Ft. and 1024 is 1200 Sq. Ft.
Commercial Unit: Neighborhood commercially zoned unit that is 1300 Sq. Ft. **\$1300/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.*

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
- Very Energy 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 Removal and Lawn Care Provided, Some Tenants Mow
- There is a \$500.00 Per Pet Non-Refundable Fee Required
- Separately Metered for Gas, Electricity, and Water

Payment Schedule LEASE REQUIRES DEPOSIT PAYMENT This Covers Last Month and Security

- ¹ First Month Rent Due at Move In.
- ² Security Deposit Due at Lease Signing.
- ³ Last Month Rent Due at Lease Signing.
- ⁴ \$1200. Minimum Due at Signing; Balance Due Within 10 days.

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 \$3.20/1000 Gallon
- Quarterly Municipal Water—Village of Lansing \$28.90/10,000 \$.00299/per thereafter

LANSING CENTER ASSOCIATES PROPERTIES

- **Lansing: 7B Ridge Rd.**
2 bedroom, 1 bath apartment. 2 porches, Located on Rte. 34b in Lansing. Above Genes Machines. **\$750/ month plus utilities.**
- **Lansing: 39 Ridge Rd.**
Large house with large yard. 2 porches, deck, Jacuzzi tub, Pets allowed. **\$1400/month plus utilities.**
- **Lansing: 15 Ridge Rd. A- apartment**
1 bedroom, 1 bath, above commercial building. Pets allowed. **\$450.00/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, all units metered separately. (650 Sq.Ft.) **\$800/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, air conditioned, Municipal water, all units metered separately. (1200 Sq. Ft.) **\$1200/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**

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