



The Moorings on Keuka Charles Herrmann Way

Penn Yan, NY 14527



105 Charles Herrmann Way, Penn Yan, NY 14527





A MOORING IS A CONNECTION

Where lakeside luxury meets **"Why didn't I move here sooner?"** vibes.

Picture this: You wake up to the sound of water gently lapping the shore. You sip your morning coffee on the deck, watching the sunrise paint the sky in warm hues. Your biggest decision of the day? Whether to kayak, hit a winery or just soak up the view.

This is the Moorings on Keuka - 35 luxury homes spread across 15 acres of Finger Lakes magic, Two - and three - bedroom layouts? Check. Single - and two-story models? You got it. Waterfront views that make your city friends jealous? Naturally.





PERKS OF LIVING HERE (BESIDES THE OBVIOUS)

- 1,000 feet of water front (because more is more)
- 30-foot boat slip (your vessel deserves a home too)
- Stair-free, groomed walkways (for effortless lakeside strolls)
- Clubhouse with a fitness center (work out or just admire the view - your call)
- Insanely low electricity rates (like 63% below the NY average kind of low)
- Pet-friendly living (because your dog needs this lifestyle too)
- Close to wineries, brewries, golf courses and hiking trails (aka, endless weekend plans)





WHAT'S LIFE LIKE AT THE MOORINGS?

Think:

- Sipping & savoring at world-class wineries and cozy lakefront restaurants
- Boating & floating - paddle, fish, cruise, or just drift and daydream.
- Exploring & adventuring on miles of hiking and biking trails.
- Golfing, Sailing, & socializing - whether it's a yacht club soiree or a sunset cocktail hour.

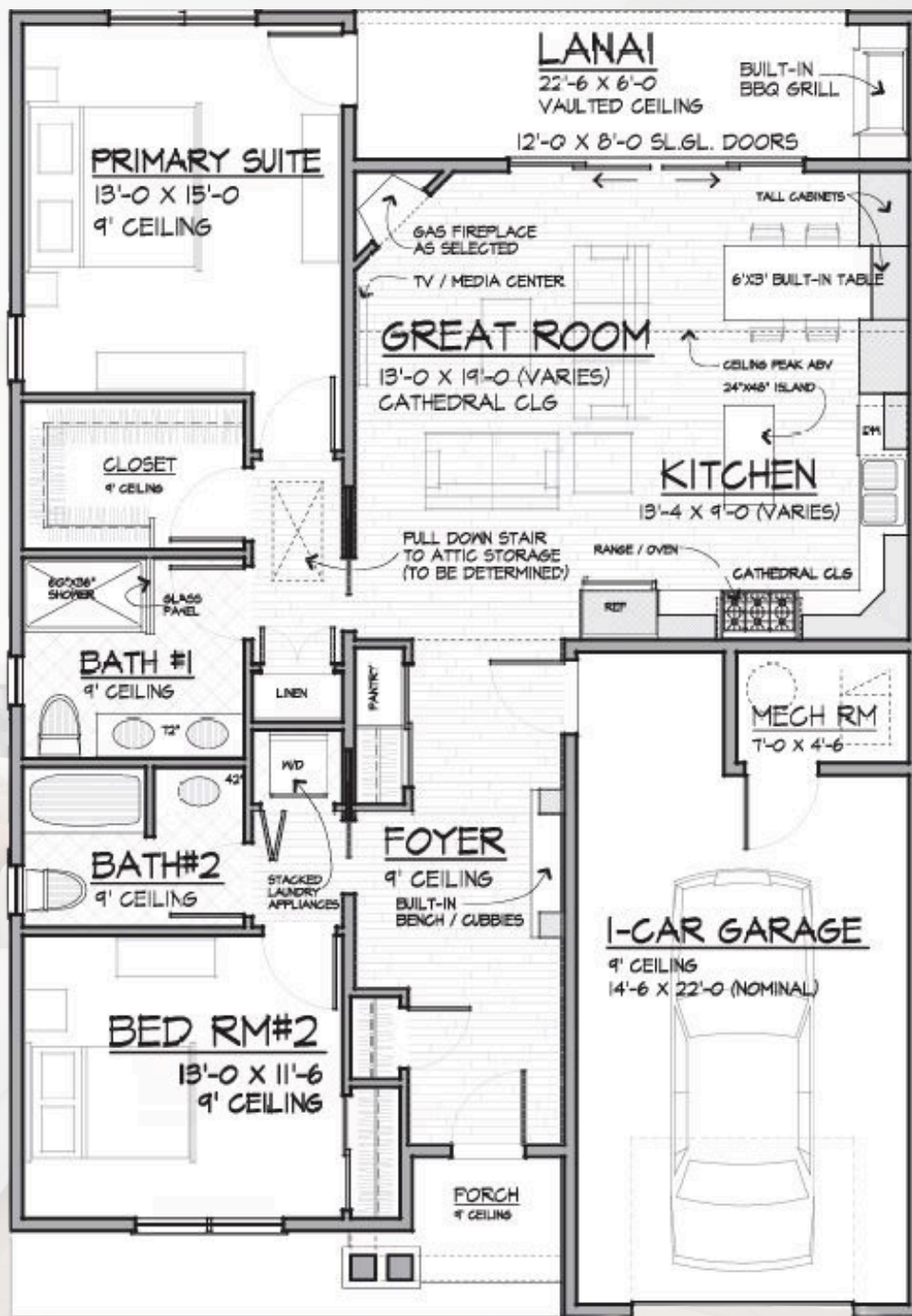
Basically, it's lakeside living, minus the hassle.



REEF

2 BR | 2 BA | 1366 SQ FT

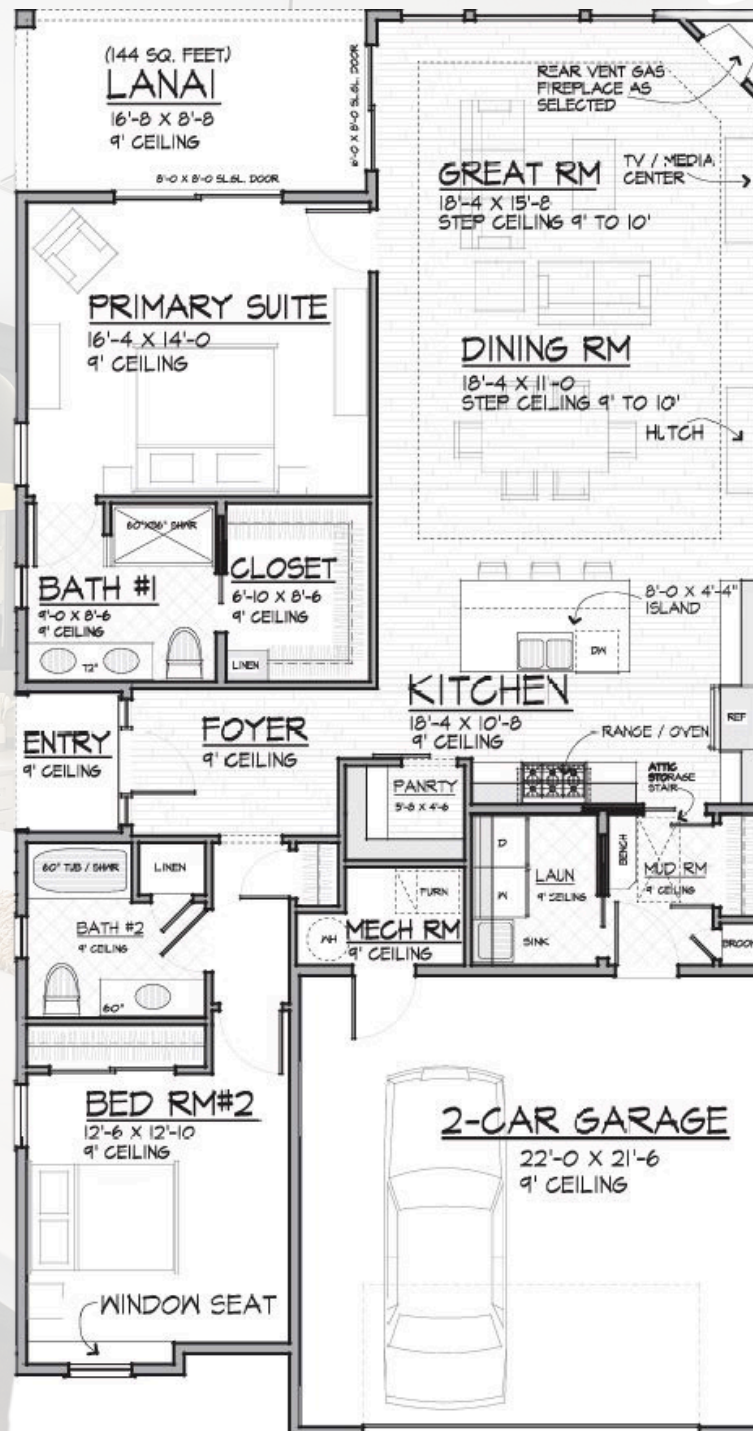




CLOVE

2 BR | 2 BA | 1729 SQ FT





STEVEDORE

3 BR | 2.5 BA | 1834 SQ FT













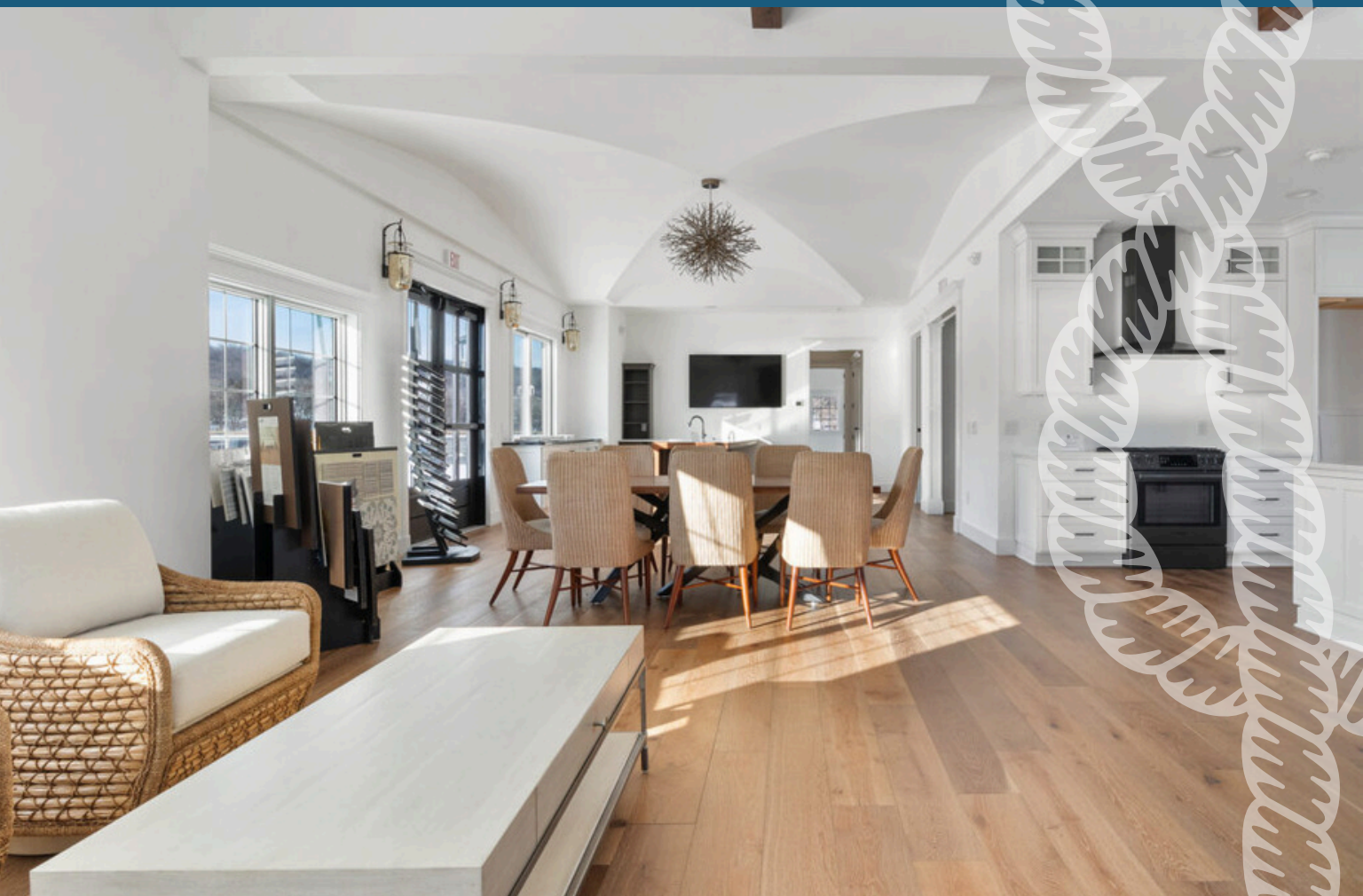
THE CLUBHOUSE

The heart of The Moorings. The spot where neighbors become friends, wine bottles mysteriously empty themselves, and sunsets steal the show.

Designed for effortless entertaining, the Clubhouse is all about good vices and great views. Flooded with natural light (so you look amazing in every photo). The gourmet kitchen? Perfect for hosting a dinner party or just pretending you're on a cooking show. And when the weather's nice (which often is), the expansive deck is where the real magic happens - fresh air, lake views, and that peaceful feeling you can't quite put into words.

Oh, and because balance is key, there's a private fitness center too. Get w workout in or just tell people you did while you sip coffee on the deck. We won't judge.

The Clubhouse at The Moorings: part retreat, part social hub, 100% where you'll want to be.











KEUKA LAKE
OUTLET

KEUKA LAKE
OUTLET

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READY TO MAKE YOUR MAKE MOVE?
LET'S GET YOU THAT FRONT ROW SEAT TO LAKE LIFE.

Iversen Realty Group

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