

6 CUTTERS PATH- *Property Highlights*

Exterior Features

- In-ground pool with slide and diving board is heated to maximize use and has a wrought-iron fence enclosure to save on insurance costs
- Pool house with changing area is great for storage and has a large awning, creating a nice shaded area for relaxation
- Expansive paver patio with built-in gas fire-pit offers a cozy spot to take-in the sights of the Ithaca night sky
- Amazing outdoor kitchen with direct-line gas grill with 3 burners and turbo-cooktop, beautiful stone buffet with granite countertop, reach-in cooler, cold-water sink and built-in trash compartment PLUS a wood-fired pizza oven
- Storage shed for lawn and garden equipment keeps your garage clean and tidy
- Invisible fence system along perimeter of property
- Professional landscaping with irrigation system was designed specifically to be low maintenance yet attractive
- Impressive deck off kitchen with two-toned Trex® decking system, vinyl posts and steel cable railing (so your distant lake view isn't compromised)

Interior Features

- Custom-designed contemporary home, built in 1999
- Solid Oak woodwork and trim throughout main floor
- In-house surround system with multiple zones for a customized experience
- Abundant storage with deep closets, oversized 3-car garage and full-height, dry storage in lower level
- Dynamic entry with cathedral ceiling
- Dedicated wine storage room in lower level with built-in shelving and wine cooler
- Beautiful hand-painted murals in formal dining room, office, and some bathrooms. Mostly the work of local artist Mary Beth Ihnken
- Formal dining room with bay window, recessed lighting and coffered ceiling

- Gas fireplaces in living room and great room
- Home office with built-in bookcases has powder room nearby and inspiring lake views through picture window
- Unique atrium space with cascading windows is flooded with sunshine and provides a restful place for reading or enjoying a glass of wine
- Custom window treatments throughout- some even have remote-control capabilities
- Centrally located Great Room with 10-foot ceilings & built-in entertainment cabinet
- Restful master bedroom with bay window (*for tremendous views of the lake*) and spacious en suite that features walnut cabinetry, charcoal granite vanity, dual sinks, travertine tile shower and massive walk-in closet
- Over-sized attached three-car garage with epoxy floor, electric and water spigot
- In-home security system installed with Alarm Tech
- Welcoming lower level is partially finished and features a guest bedroom with en suite bath, large family/rec room and bonus room that is currently used as a fitness studio
- Thoughtfully designed mechanics including 400-amp electric service and a dedicated hot water heater for the radiant heat system that heats the lower-level (*except the fitness room*)

All About the Kitchen

- Custom Maple cabinets from Brookhaven® with a sandstone stain and dark glaze finish
- WOLF® gas range with six burners, griddle, oven and warming drawer
- GE Monogram® French door refrigerator
- Two dishwashers, one either side of under-mounted stainless-steel sink
- Massive 15-foot long granite island provides ample prep space plus seating for six along counter, built-in wine fridge and amber pendant lights hanging above
- Office area with built-in filing drawers
- Spacious and bright casual dining space with impeccable views and access to deck via sliding glass doors
- Stand-alone vegetable sink and ice maker
- Built-in microwave and large capacity wall-ovens (for a total of 2.5 ovens overall)
- Abundant cabinet space plus a walk-in pantry

Recent Improvements & Upgrades

- Garage doors replaced in 2020
- Roof replaced in 2019
- Driveway resealed in 2018
- Trex® deck installed in 2017
- Outdoor kitchen installed in 2014
- Master bedroom and bathroom renovation in 2014
- Upstairs bath upgraded in 2014
- Kitchen renovation completed in 2010, Tom Ellis
- In-ground pool installation 2007, Syracuse Pool