



MLS#: **R1618287** **Single Family Residential**
4555 Davies Rd VR Pricing: **No** List Price: **A-Active \$2,050,000**
 County: **Schuyler** Zip: **14818**
 Town/City: **Hector** Pstl City: **Burdett**
 Area#: **Hector-442689** Cross St: **Route 414**
 Acres: **1.56**
 Lot SqFt: **67,954**
 Lot Front: **190**
 Lot Depth: **360**
 Lot Shape: **Rectangular**
 Lot #: **18**
 SqFt [PubRec]: **3,309 [2,633]**
 AboveGrade Sq: **[2,079]**
 Fin Bsmnt SqFt: **[]**
 SqFtSource: **Other**
 Year Built: **1988**
 Yr Blt Desc: **Existing**
 55+ Subdv: **No** Type of Sale: **Normal**
 State: **NY - New York** # Attach: **6** # Photo: **50**

Recent Change: **06/27/2025 : NEW : ->A**

Listing Office Information

Offc Name: **Keller Williams Realty Gateway (KWGW)** Offc Lic#: **10991225568**
 Offc Addr: **1880 Rochester Road Suite 200** Offc Phone: **585-256-4400**
Canandaigua, NY 14424 Offc Fax: **585-256-4401**
 LA Name/ID: **Chad E. Peek (43946)** LA Cell #: **315-730-0237**
 LA Email: **ChadPeek@KW.com** LA Acpts Txt: **Yes**
 LA Dir Phone/Fax: **315-730-0237/585-256-4445** LA License #: **10301220238 (NY)**
 Owner Name: **Alan J Biloski**
 Owner 2: **Jennifer Biloski**
 Owner Addr:

Seller Attorney: Exclusions:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** Seller Atty Email:
 Service Type: **Limited Service** List Date: **06/26/2025**
 Negotiation w/: **Listing Broker Only** Expire Date: **07/31/2025**
 Show Appt/Desc: **315-730-0237; List Agent - Call for Showing Instr, List Agent - Email for Appt, List Agent - Text for Appt** DOM: **1**
 Private Rmrks: **Square footage includes separate carriage house with 4th bedroom/guest suite. Property sold turn-key with a few minor personal effects exclusions. Private road maintenance is an informal agreement. Shore well with buried potable 1000 gal water holding tank with medical/industrial grade water filtration system managed by Culligan Water Systems at \$160/mo. Stair system to beach and associated maintenance is shared with neighbor. Whole house generator also services beach front. Please allow 24 hours seller response time. Listing agent must be present on all showings. Combination hydronic radiant heat with high velocity central air conditioning in main house. Low temp heat pump ductless mini split serves carriage house. Please instruct buyers to NOT drive down Davies Road without a scheduled showing appointment. Neighboring community is very private. 2024 6 Person Hot tub.**

Branded VT: [Click Here](#)
 Unbranded VT: [Click Here](#)
 Aerial Drone Video: [Click Here](#)
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Rochester**
 Attribution Contact: **315-730-0237**

General Information

Style of Res:	2 Story, Contemporary	Full Baths:	4	Bedrooms:	4	1st Flr:	0	Full	1	Half	0
Built By:		Half Baths:	0	Total Rooms:	8	2nd Flr:	2		2		0
Stories:	2.0	Tot Baths:	4.0	# Beds/Sept:		3rd Flr:	0		0		0
Constr Mtrls:	Shake Siding, Vinyl Siding					4th Flr:	0		0		0
Driveway:	Blacktop, Circular, Double Wide, Parking Area, Turnaround					Bsmnt:	2		1		0
Garage:	3.0/2nd Garage, Detached					Total:	4		4		0
Gar/Park Amn::	Electrical Service, Heated, Shop Space, Storage, Water										
Lot/Addtl Info:	Private Road, Secluded, Secondary Road, Slope View	Roof Descr:	Asphalt, Shingles, Sloped								
OGM Rsvrd:	No	Timber Rsvrd:	No								
Attic:	Pull Down Stairs, Walk-in	Foundation:	Poured								
Basement:	Exterior Walkout, Finished, Full										
Waterfront:	Yes/Lake	Footage:	190	Riparian Rgts:	No						
Name:	Seneca Lake	Island/Name:	No	Water Frontage Access:	Frontage Owned						

Water Related Features: **Beach/Water Access, Boat Hoist, Boat House, Deeded Water Rights, Dock, Stairs, Water View**

Public Remarks: **Welcome to "Sunsets On Seneca"! This impeccably renovated contemporary with matching carriage house completes a 3309 sq.ft. 4 bed/4 bath lakefront estate nestled on over 1.5 acres of Seneca Lake's famous rock face landscape featuring natural ravines and trickling waterfalls. Unobstructed foliage framed elevated lakeviews from every room! Forever privacy with 190 feet of natural shale beach accented by a majestic stone wall backdrop. This luxurious estate is offered turn-key encompassing main house, matching carriage house/guest suite with under 2 car garage, separate 1 car garage, beach side bungalow and permanent dock with covered boat cradle! The inviting architectural theme embraces the jaw dropping lakeviews with floor to ceiling windows and equally impressive grand vaulted ceilings! The living space in main house and carriage house are masterfully designed using the finest materials with a focus on the lakefront living lifestyle. The main living area opens up to a spacious deck allowing for additional outdoor entertaining space complete with retractable awning, built in stair lighting and a bar top railing surround that showcases the most surreal lofty dripping sunset lakeviews! You will have to pinch yourself to make sure you're not dreaming! The architectural design, craftsmanship and**

landscape of this lakefront retreat is rivaled by the mechanical engineering. From the whole house/lakefront generator to the medical/industrial grade water treatment system to the high velocity central a/c system to the zoned hydronic radiant heating system all designed with whole house health and energy efficiency top of mind. The 2nd kitchen in main house allows for additional prep space for the discerning culinary minds. The separate carriage house is the perfect privacy buffer for your visiting guests. No need to be concerned about parking as the palatial grounds are plentiful. LOCATED IN THE COVETED SOUTHEAST HECTOR REGION MINUTES TO WATKINS GLEN IN THE HEART OF FINGER LAKES WINE COUNTRY!

Directions: **Watkins Glen heading north Route 414 approximately 6 miles - Left on Davies Rd. Geneva heading south approximately 34 miles - 5&20 East to 96A South to 414 South - Right on Davies Rd.**

Interior & Exterior Features

Add'l Rooms:	Den/Study, Family Room, Great Room, Guest Suite, In-Law Suite, Laundry-1st Floor, Library, Living Room, Loft, Primary Bedroom Bath, Office, Storage Room, Workshop	Total FP: 1	# Artificial: 0
Add'l Interior Features:	Cathedral Ceiling, Ceiling Fan, Circuit Breakers - Some, Drapes - Some, Dry Bar, Furnished, High-Speed Internet Available, Hot Tub, Intercom, Natural Woodwork - some, Pex Plumbing- Some, Security System - Owned, Sliding Glass Door, Water Softener - Owned	# Gas: 1	# Pellet: 0
Add'l Exterior Features:	Awning, Deck, Dock- see Remarks, Garage Door Opener, High Speed Internet, Hot Tub, Patio, Private Yard - see Remarks, Thermal Windows - Some	# Wood Burning: 0	# Wood Stove: 0
Add'l Struct:	Accessory Dwelling Unit, Shed	# Coal: 0	# Other: 0
Kitchn/Dining:	2nd Kitchen, Breakfast Bar, Formal Dining Room, Granite Counter, Island, Kitchen/Family Room Combo, Living/Dining Combo	# Freestanding: 0	# Not Rep to Code: 0
Appliances:	Dishwasher, Dryer, Freezer, Microwave, Oven/Range Built-In, Oven/Range Gas, Range Hood-Exhaust Fan, Refrigerator-Built In, Washer, Wine Chiller(s)		
Accessibility:	32 Inch Doors - some		
Floors:	Ceramic-Some, Hardwood-Some, Laminate-Some, Wall To Wall Carpet-Some		

Utilities Information

HVAC Type:	AC-Central, AC-Multi-Zone, Baseboard, Heated Floors, Hot Water, Mini-Split, Multi-Zone, Programmable Thermostat, Radiant Electric, Propane Connected	Sewer:	Septic
HVAC Fuel:	Electric	Water Resources:	Lake/River, Well
Electric:	Propane	Insulation:	Fiberglass Insulation, Spray Foam Insulation
Water Htr Fuel:	Propane	Septic Location:	South Side of Carriage House
Emerg Backup:	Generator - Permanent	Energy Equipment:	Propane Tank-Leased
Type of Well:	Shore Well	Well Location:	Lakefront
ENERGY STAR Qualified®:			
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsvr:			

Financial Information

Possible Fin:	Cash, Conventional	Equity:	\$2,050,000	Town/Cnty Tax:	\$12,978
1st Mtg Bal:	\$0			City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$12,493
Tax Info:		Assess Val:	\$1,220,000	Total Taxes:	\$25,471
Escrow Agt/Bnk:	Keller Williams Gateway/Lyons National Bank	Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None	Original LP:	\$2,050,000	PriceChg Time:	
HOA Fee:				Manufacture Dt:	
HOA Amen:					
Mobl Hm Ser#:					
Manufacturer:					

Display & Occupancy Information

Possession:	At Closing	Lockbox Serial #:	
Internet:	Yes	AVM: No	Blog: No
	Inet St Addr: Yes	IDX: Yes	Realtor.com: Yes
			MLS#: R1618287

Chad E. Peek
 NY Licensed Assoc. R.E. Broker
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 Keller Williams Realty Gateway

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