

Cross Property 360 Property View

4480 East Lake Road, Livonia-243489, NY 14487

Listing



MLS#: **R1718222** **Single Family Residential**
[4480 E Lake Rd](#) VR Pricing: **No** List Price: **A-Active \$824,900**
 County: **Livingston** Zip: **14487**
 Town/City: **Livonia** Pstl City: **Livonia**
 Area#: **Livonia-243489**
 Cross St: **Densmore Rd**
 Acres: **0.28**
 Lot SqFt: **52**
 Lot Front: **155**
 Lot Depth: **Irregular**
 Lot Shape: **1**
 Lot #: **1**
 SqFt [PubRec]: **1,128 [1,128]**
 AboveGrade Sq: **[1,128]**
 Fin Bsmnt SqFt: **[]**
 SqFtSource: **Assessor**
 Year Built: **1930**
 Yr Blt Desc: **Existing**
 55+ Subdv: **No** Type of Sale: **Normal**
 State: **NY - New York** # Attach: **4** # Photo: **39**

Recent Change: **09/28/2026 : NEW : ->A**
 Upcoming Open House: **Public: Sun Oct 04, 1:00PM - 4:00PM**

Listing Office Information

Offc Name: **Realmart Realty, LLC (C21CL)**
 Offc Addr: **1745 Broadway, 17th Floor
New York, NY 10019**
 LA Name/ID: **Jack Qizhan Yao (48892)**
 LA Email: **NYAdmin@RealmartRealty.com**
 LA Dir Phone/Fax: **888-362-6543 x1088 / 845-225-7417**
 Owner Name: **Peterson Vazquez**
 Owner 2: **Kristine M Demo-Vazquez**
 Owner Addr: **71 Birchmount Cir**

Offc Lic#: **10991205372**
 Offc Phone: **888-362-6543**
 Offc Fax: **845-225-7417**
 LA Cell #: **No**
 LA Acpts Txt: **No**
 LA License #: **10491203908 (NY)**
 Exclusions:
 Seller Atty Email:
 List Date: **09/28/2026**
 Expire Date: **03/28/2027**
 DOM: **3**

Seller Attorney:
 Listing Type: **Exclusive Agency**
 Service Type: **Limited Service**
 Negotiation w/: **Owner Directly**
 Lockbox Serial #: **585-880-7580; Call Owner/Tenant**
 Show Appt/Desc: **Call/text owner directly for avail, appts, quests at (585) 880-7580. Ltd. serv. Email offers to**
 Private Rmrks: **peterston.vazquez@gmail.com and cc nyadmin@realmartrealty.com.**

Unbranded VT:
 Branded VT:
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Rochester**
 Attribution Contact:

Waterfront/Water

Waterfront: **Yes/Lake** Island/Name: **No** Riparian Rgts: **No**
 Name: **Conesus Lake**
 Water Frontage Access:
 Water Related Features: **Beach/Water Access, Water View** Footage: **52**

General Information

Style of Res:	2 Story, Contemporary	Full Baths:	2	Bedrooms:	1	Beds	Full	Half
Built By:		Half Baths:	0	Total Rooms:	5	1st Flr:	0	1
Stories:	2.0	Tot Baths:	2.0	# Beds/Sept:		2nd Flr:	1	1
Constr Mtrls:	Frame, Vinyl Siding, Wood Siding					3rd Flr:	0	0
Driveway:	Shared, Stone/Gravel					4th Flr:	0	0
Garage:	0.0/No Garage					Bsmnt:	0	0
Gar/Park Amn::						Total:	1	2
Lot/Addtl Info:	Elevation Survey Available, Primary Road	Roof Descr:	Asphalt, Shingles					
OGM Rsrvd:	No	Timber Rsrvd:	No					
Attic:	None	Foundation:	Block					
Basement:	None							

Public Remarks: **A rare Conesus Lake property where life at the water meets the freedom to imagine what comes next. Set on approximately 0.28 acres spanning both sides of East Lake Road, all on one tax parcel, the property offers 56.23 feet of private lake frontage, an approximately 60-foot dock, a breakwall and unforgettable western-sky sunsets. The year-round waterfront home was extensively rebuilt around 2019 with roof, siding, windows and more. Inside, soaring vaulted ceilings, an open-concept layout and abundant natural light create a bright, airy retreat shaped by the lake. One private bedroom plus a spacious open loft/sleeping area, two full baths including an upstairs Jacuzzi tub, radiant-floor heat, gas stove, laundry, ceiling fans and portable air conditioning make the**

home comfortable in every season. Both sleeping areas open through sliding glass doors to the second-story lake-view deck, where mornings begin quietly and evenings end in color. Outdoor hot and cold water and a natural-gas hookup add lake-living convenience. The home has an established short-term rental history. At the shoreline, boating, swimming, fishing and kayaking begin steps from the door, while the annual July 3 Ring of Fire adds another memorable tradition to life on Conesus Lake. Across East Lake Road, the property continues with a spacious grassy area, mature trees, two outbuildings/storage structures, a gravel drive and parking for approximately four vehicles. This additional land is one of the property's greatest assets and creates an opportunity to build a larger primary residence while retaining the waterfront home, subject to applicable Town requirements and approvals. Imagine creating the home you have always wanted across the road while preserving the lakefront retreat at the water's edge for guests, quiet weekends, or continued rental use. Live at the water now. Build for the future. Preserve the waterfront home that gives this property its character, flexibility and lasting appeal.

Directions: **US-20A to East Lake Road. South to 4480 East Lake Road. Property on lake side.**

Interior & Exterior Features

Add'l Rooms:	Laundry-2nd Floor, Living Room, Loft	Total FP: 0	# Artificial:	0
Add'l Interior Features:	Ceiling Fan, Circuit Breakers - Some, Drapes - Some, Freestanding/Window AC, Furnished, Pex Plumbing- Some, Sliding Glass Door, Whirlpool Tub		# Gas:	0
Add'l Exterior Features:	Barbecue, Cable TV Available, Deck, Dock - see Remarks, High Speed Internet, Patio, Private Yard - see Remarks		# Pellet:	0
Add'l Struct:	Shed		# Wood Burning:	0
Kitchn/Dining:	Breakfast Bar, Island, Living/Dining Combo, Pantry, Quartz Counter		# Wood Stove:	0
Appliances:	Dishwasher, Dryer, Microwave, Negotiable, Oven/Range Gas, Refrigerator, Washer		# Coal:	0
Accessibility:			# Other:	0
Floors:	Vinyl-Some		# Freestanding:	0
			# Not Rep to Code:	0

Utilities Information

HVAC Type:	AC Unit-Window, Hot Water, Radiant	Sewer:	Sewer Connected
HVAC Fuel:	Gas	Water Resources:	Public Connected
Electric:	Connected	Insulation:	Fiberglass Insulation, Spray Foam Insulation
Water Htr Fuel:	Gas, Tankless	Septic Location:	
Emerg Backup:		Energy Equipment:	None
Type of Well:		Well Location:	BACK
ENERGY STAR			
Qualified@:			
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Financial Information

Possible Fin:	Cash, Conventional, FHA, VA	Equity:	\$824,900	Town/Cnty Tax:	\$3,504
1st Mtg Bal:	\$0			City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$5,992
Tax Info:		Assess Val:	\$268,800	Total Taxes:	\$9,496
Escrow Agt/Bnk:	CENTAR/CENTAR	Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None	Original LP:	\$824,900	PriceChg Time:	09/28/2026
HOA Fee:				Manufacture Dt:	
HOA Amen:					
Mobl Hm Ser#:					
Manufacturer:					

Display & Occupancy Information

Possession:	At Closing					
Internet:	Yes	Inet St Adrs:	Yes	IDX:	Yes	AVM: Yes Blog: Yes Realtor.com: Yes

Jack Qizhan Yao

NY Licensed R.E. Broker

MLS#: **R1718222**

Realmart Realty, LLC

1745 Broadway, 17th Floor New York, NY 10019

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Public Record

Owner Information

Owner Name:	Vazquez Peterson	Owner Name 2:	Demo-Vazquez Kristine M
Owner Occupied:	No	Mailing Address:	71 Birchmount Cir
Mailing Address City & State:	West Henrietta Ny	Mailing Zip:	14586
Mailing Address ZIP + 4 Code:	9453		

Location Information

School District Name:	Livonia	Township:	Livonia
Census Tract:	307.02	Carrier Route:	R001
Zoning:	02	Neighborhood Code:	SUBURBAN
Flood Zone Code:	X	Flood Zone Date:	02/19/1992
Flood Zone Panel:	3603860015C		

Estimated Value

Estimated Value:	\$369,100	Estimated Value Range High:	\$436,000
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Estimated Value Range Low: **\$302,200**Value As Of: **09/21/2026**Confidence Score: **54**Forecast Standard Deviation: **18**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Alt. APN:	243489A08303900010010000000#:	1
Block #:	1	% Improved: 76
Tax Area (SWIS code):	243489	Tax Appraisal District: 3489

Assessments

Assessment Year	2025	2024	2023
Assessed Value - Total	\$268,800	\$268,800	\$268,800
Assessed Value - Land	\$65,100	\$65,100	\$65,100
Assessed Value - Improved	\$203,700	\$203,700	\$203,700
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$349,100	\$309,000	\$274,300

Characteristics

State Use:	Single Family Resid	Lots Acres:	0.185
Lot Area:	8,060	Lot Width:	52
Lot Depth:	155	Number of Buildings:	1
Garage Size:	0	Style:	CAPE COD
Stories:	1.5	Year Built:	1930
Building Sq Ft:	1,128	Above Grade Area:	1,128
First Floor Sq Ft:	648	Bedrooms:	1
Total Baths:	2	Full Baths:	2.000
Total Rooms:	5.000	Basement Type:	Crawl
Fireplaces:	1	Heat Type:	Hot Air
Heating Fuel Type:	GAS	Electric Service Type:	TYPE UNKNOWN
Other Rooms (Not Bedrooms/Bathrooms):	KITCHEN	Exterior:	Aluminum/Vinyl
Patio/Deck Type:	Concrete Block Patio	Building Condition:	Good
Primary Porch Sq Ft:	168	Porch:	Covered Porch
Sewer Type:	Commercial	Water:	COMMERCIAL

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Covered Upper Porch	S	168	24	7	2017	
Open Upper Porch	S	72	24	3	2017	
Open Upper Porch	S	24	6	4	2017	

Photos







