

Hignights



The Lakeview Chalet



Get Cozy.

FLX Collective, LLC



Meet Your Hosts

FLX Collective is a family owned & operated business. Melissa (centered above) is your main contact, and she shares the business with her husband, Adam, and her sister, Susan. We are investing in our favorite thing (real estate) in our favorite place (the Finger Lakes) with our favorite people (each other)! We grew up in the Finger Lakes region, and we cannot wait to share our favorite place with you!

At FLX Collective, **our mission is to create beautiful, unique & inspiring spaces and to share them with the world.** Whether you seek solitude or a place to gather, our thoughtfully designed collection of abodes offers you sanctuary. Curate your own adventure in the Finger Lakes wine region and call our place "home" for your stay. We hope you find beauty around every corner.

To view our full property collection: <https://bit.ly/FLXCollective>

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House Tour

3 words best describe our space:

Rustic. Modern. Cozy.

- 2 Bedrooms (1 Queen, 2 Twin, 1 Daybed with Trundle) =
Sleeps 4 maximum per town permit
- 1 Bath plus Extra Vanity Sink
- 1,400 Square Feet
- 1.2 Acre Lot
- Hot Tub & Fire Pit





The Evergreen Room

Relax in our Evergreen Room, inspired by the beautiful pine trees sprinkled along Canandaigua Lake and the Bristol hills. This room celebrates the outdoors and the peacefulness that the Finger Lakes area affords. You can cuddle up with a good book from our library, settle into our workspace area with your laptop or journal, or enjoy your morning brew to the sunrise over Canandaigua Lake from your private balcony.



The Birchwood Room

The Birchwood Room is a light & airy space that reminds us of the snow capped mountains of Bristol and the surrounding forests on a wintry day. Everyone should experience winter in the Finger Lakes...

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A m e n i t i e s

Outdoor Amenities:

- Onsite Parking - 4 spaces max per town permit
- Panoramic Views of Canandaigua Lake
- Private Hot Tub - Beach Towels Provided
- Fire Pit
- Propane Grill (Guests are responsible for filling the tank)
- Private Balcony off Front Bedroom



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A m e n i t i e s

General Interior Amenities:

- Gas Fireplace Stove
- Heat Throughout
- A/C in Loft Bedroom
- Ceiling Fans & Tower Fan
- High Speed Internet/Wifi
- Smart Frame TV, Cable
- Foosball Table
- Board Games & Cards
- Alexa Music Speaker
- Yoga Mats (2)
- Cleaning Supplies & Vacuum
- Phone Chargers
- Iron/ Ironing Board

Safety Amenities:

- First Aid Kit (in Utility Room)
- Fire Extinguisher on Every Floor
- Smoke Alarms & CO Detectors
- Fire Escape Ladder in Loft Closet
- Flashlights
- Batteries
- Ring Doorbell on Main Door
- Ring Flood Light on Upper Balcony (Monitored for Security Purposes Only)



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Amenities



Bathroom Amenities:

- Hair Dryer (located in linen closet at top of stairs)
- Shampoo & Conditioner (Tresemme)
- Body Wash / Body Lotion
- Hand Soap
- Mouth Wash
- Make-Up Remover Towels & Towelettes
- Cotton Balls / Q-Tips
- Towels
- Toilet Paper

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A m e n i t i e s

Kitchen Equipped With:

- Brand New Retro Style Appliances
 - Refrigerator/Freezer
 - Propane Stove/Oven
- Microwave
- Toaster
- Coffee Maker, Tea Kettle
- Keurig Single Cup Coffee Maker
- Pots, Pans, Baking Trays & Dishes
- Cooking Utensils
- Serving Dishes
- Cups, Bowls, Plates, Cutlery
- Steak Knives
- Wine Glasses (Glass & Plastic)
- Wine Bottle Opener
- Strainer, Measuring Cups

Extras:

- Coozies, Chip Clips
- Tin Foil, Saran Wrap, Storage Bags
- Paper Towels
- Salt, Pepper, Oil, Pam Spray
- K-Cups**, Coffee Filters
- Umbrella

**To get you started

NOTE:
We provide some paper plates & plastic cutlery/cups since there is no dishwasher!



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A m e n i t i e s

Bedroom Amenities:

- The Evergreen Room (2nd Floor) - Queen Bed, 2 Built-In Twin Beds with Overhead Reading Lights, Slider to Outdoor Balcony, Water View, Library with Bean Bag Chair, Writing Desk, 3 Closets, Hangers, Full Length Mirror, Clothes Basket, Luggage Rack, Alarm Clock with Sound Machine, Heat, A/C, Ceiling Fan, Tower Fan, Blinds, Skylight with Shade, Extra Pillows & Blankets, Iron, Ironing Board, Stargazing Telescope
- The Birchwood Room (2nd Floor) - Daybed with Trundle (can form Double Bed), 2 Nightstands, 3 Drawer Dresser, Accent Chair, Clothes Basket, Luggage Rack, Alarm Clock with Sound Machine, Baseboard Heat, Tower Fan, Water View, Shades, Extra Pillows, Blanket

Living Room:

- Gas Fireplace Stove
- Leather Couch
- 2 Arm Chairs
- Ottoman
- Cozy Blankets
- Bar Cart
- Ceiling Fans
- Smart TV
- Foosball Table
- Board Games & Yoga Mats (in closet)
- Full Length Mirror



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House Rules

We ask that you treat our home with the same respect as your home.

Maximum occupancy: 4 overnight guests (strictly enforced by the town)

Maximum on-site parking: 4 spots (strictly enforced by the town)

DO NOT BLOCK SHARED DRIVEWAY

- Remove shoes inside
- No pets allowed
- No hunting on property

- This is a non-smoking home. If you do smoke we ask that you do so outside away from the house and that you properly dispose of the cigarette outside in the trash bins.
- No open flames or candles are allowed inside the property.
- All outdoor fires shall be limited to the fire pit provided, and they must be attended at all times. Fireworks are prohibited.

- No events or parties are permitted. (Strictly enforced)
- **DON'T GET ROWDY!** This is a peaceful place with year round neighbors
- Please respect the town's quiet hours from 10p-7a Sun-Thurs and 11p-7a Fri/Sat for our neighbors. (Strictly enforced)

- Ensure hot tub cover is placed back on & latched/locked after each use

A fully executed short term rental agreement is required upon booking per town rules.

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House Rules

Property Lines

The property lines are shown below in yellow. The total yard size is 1.2 acres. The back yard ends at the brush/wooded area behind the shed. Please do not explore the grounds beyond these property lines as you will be on someone else's private property, and it will be considered trespassing.



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House Rules

HELP US CONSERVE WATER! This property uses a private well for its water source. It is possible for wells to run dry. To help prevent this, please be conscious of water use:

- Take quick showers
- Do not run water excessively when brushing teeth
- Utilize paper/plastic products provided when possible to reduce the number of dishes that need to be washed
- Let us know immediately if the toilet is running - a small leak can waste thousands of gallons of water a day!

The house operates on private septic system. Due to sensitive plumbing, only toilet paper is allowed down the toilet. No tampons, sanitary napkins, paper towels, etc.



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Getting Around

Car

You will need a vehicle to get around the Finger Lakes. There is no train or bus, and Uber's & taxi's are rare.

Limousine or Shuttle Bus for Events

Rent a limo or limo bus for wine tours!

- <http://www.fingerlakeslimo.com/>

NOTE: Limousines will not make the turn into our private driveway. Please have your driver park on Phillips Road.

Boat

See "Things to Do Within Walking Distance" for info on renting a pontoon boat at Smith Boy's Marina. Be sure to book well in advance of your stay!



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Permit



Town of South Bristol
6500 Gannett Hill Rd W
Naples, NY 14512
(585)374-6341

Operating Permit - Short Term Rental

Rental Property Address:

6652 Phillips Rd

Owner's Name: Jones Adam M

Owner's Name: Glenz Susan E

Tax Map#: 185.00-1-51.100

Permit# : 2021-0064

Issued: 12/20/2021

Expires Two Years: 12/20/2023

Zoning District: R3

Fee Paid: 150.00

Advertising Website + Listing Identifiers:

www.TheLakeviewChalet.com; Instagram @lakeview.chalet; Airbnb

Local contact shall be responsible and authorized to act on the owners' behalf to promptly remedy any violation of the standards outlined in Section 170-71 and Noise Ordinance Section 113.

Local Contact Name: Susan Glenz

Mailing Address: 36 Ericsson St

Rochester, NY 14610

Telephone: (585)356-1618

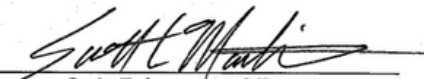
Email: susanglenz@kw.com

Maximum Sleeping Occupancy: 4

Maximum Parking Spaces: 6

Planning Board / Code Enforcement Conditions:

None


Code Enforcement Officer



Be Our Guest!

Visit our website thelakeviewchalet.com to book your stay with us directly or link to popular booking sites like Airbnb.

Connect with us on instagram [@lakeview.chalet](https://www.instagram.com/lakeview.chalet) for more interior & exterior photos, dining recommendations, local hot spots & day trip ideas.

Visit [@flx.collective](https://www.instagram.com/flx.collective) on instagram to tour our entire portfolio!

