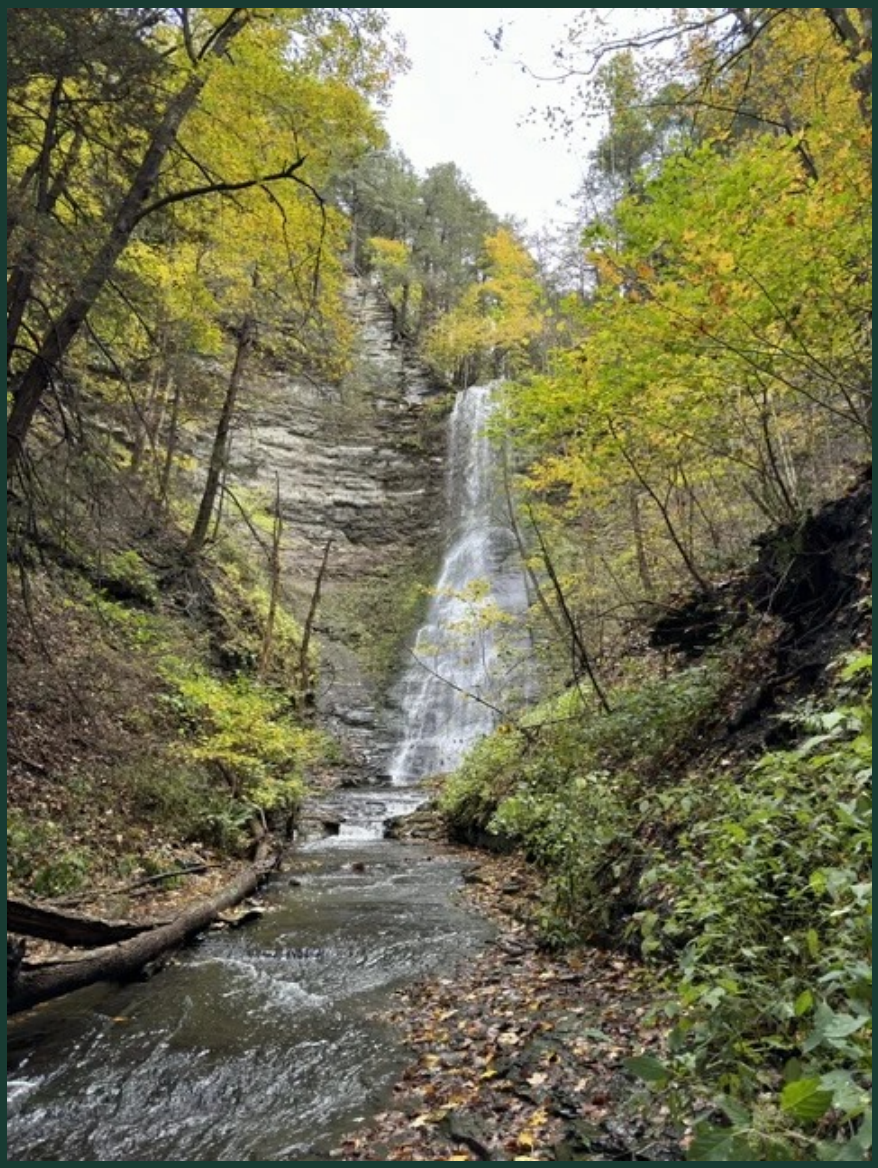
REED GULLY



A historic home.
A private waterfall.

4861 State Route 64
+ 6745 Fisher Tract Drive

A Bristol waterfall property.

Approximately 10 acres across two adjoining properties.
Residence and waterfall land offered as a paired purchase.

Two properties. *One paired purchase.*



COMBINED PUBLISHED LIST PRICES

$799,800

Home $499,900 + waterfall land $299,900.
The listings call for simultaneous sale and closing.
Confirm current price and terms with Mark.

4*	2	2,698	10+/-
MLS BEDROOMS	FULL BATHS	HOME SQ FT	APPROX. ACRES

The residence: 4861 State Route 64. Built 1839; two main-level bedrooms, first-floor laundry, covered deck and enclosed rear porch. Detached two-car garage with shop space.

The adjoining land: 6745 Fisher Tract Drive. Approximately 8.4 acres with stream, wooded gorge, waterfall and the included Fisher Tract connection shown in the landscape study.

Prices checked November 9, 2026; subject to change or withdrawal. Acreage and dimensions approximate, subject to survey. *Tax and rental records describe bedroom spaces differently; verify legal bedroom count and approved occupancy.

Inside the *historic home.*

Hardwood floors and natural woodwork, a country kitchen with double ovens, a formal dining room and a partially finished basement. Current listing features include a heat pump, central air and zoned systems.



LIVING ROOM / ACTUAL LISTING PHOTOGRAPHY



COUNTRY KITCHEN



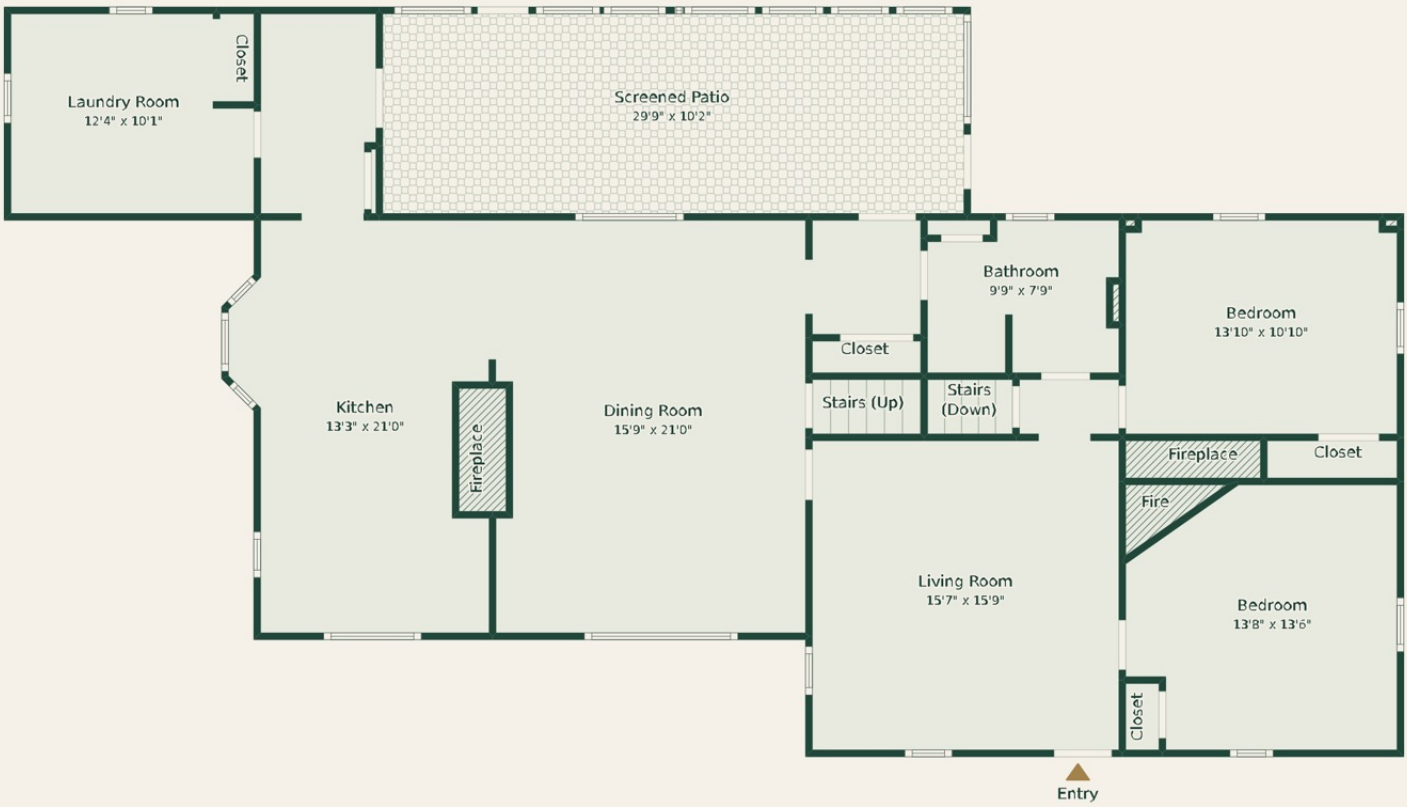
BEDROOM

Property features follow the current MLS listing; confirm systems, condition and included items during due diligence.

The main *level.*

Two main-level bedrooms, kitchen and dining areas, living room, bathroom, laundry and screened patio. See how the rooms connect before your visit.

PROPERTY FLOOR PLAN / MAIN LEVEL



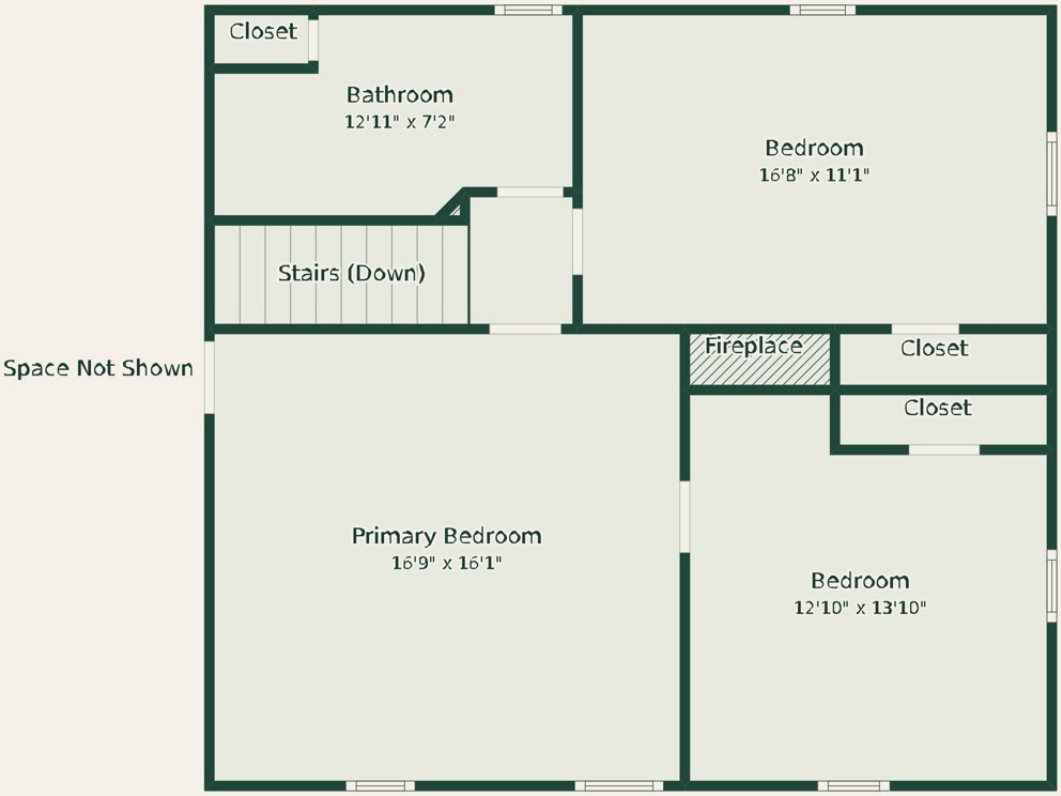
Plans and dimensions are illustrative, not architectural or construction drawings. Room labels do not establish the legal bedroom count or approved occupancy. Verify measurements and use independently.

View the interactive property website

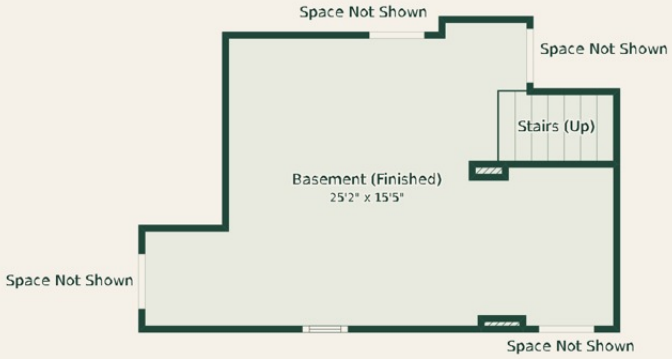
ENLARGE ALL LEVELS

Upper level *& basement.*

UPPER LEVEL



BASEMENT



Property floor plans. Approximate dimensions; verify room use, measurements and approved occupancy.

The house.
The stream. The gorge.

A property-specific landscape study, with the included Fisher Tract connection, mapped streams and terrain contours.

REED GULLY

BRISTOL, NEW YORK



Ontario County GIS · USGS 3DEP · Owner photography



Reed Gully waterfall

Illustrative mapping · Not a boundary or engineering survey

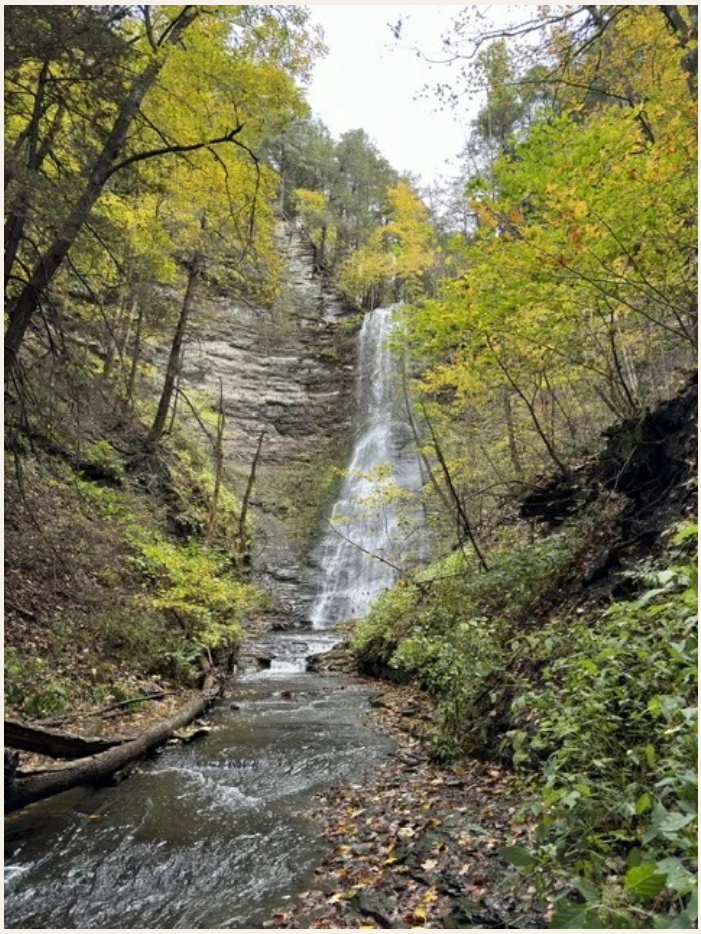
Walking to the waterfall

The falls require a creek hike over uneven terrain. Water flow, footing and access vary with weather and season. Arrange a guided visit to understand the route.

County tax-map outline, Ontario County mapped streams and USGS 3DEP terrain. Illustrative mapping, not a boundary or engineering survey. Exact waterfall and existing-pad coordinates remain unverified.

The gorge. *Season by season.*

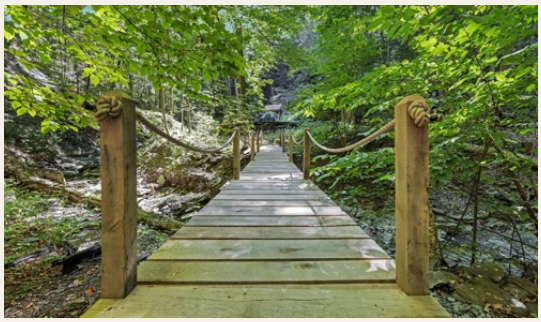
Owner photographs show changing water flow, autumn color and winter ice. These are actual photographs, separate from the proposed concepts on later pages.



AUTUMN



WINTER



A woodland approach

A footbridge and woodland gathering spots are part of the existing setting. Private property: visits and waterfall access by appointment only.

Water flow and trail conditions vary. Photographs do not establish swimming, winter-access or trail safety.

An established *guest experience.*

5.0

OUT OF 5 / AIRBNB

The existing short-term rental has a public record of guest satisfaction. The home, hot tub, pickleball court and waterfall hike are part of that experience.

63 reviews

Guest Favorite

Read the Airbnb reviews



“Our families loved playing pickleball and hiking to the waterfall.”

MORGAN W. / VRBO / SEPTEMBER 2025

Read the original review

Request the records.

Historical revenue, occupancy, booking records, expenses and owner usage. Ask what furnishings and future bookings may be included.

Rating checked November 9, 2026; ratings/counts change. Reviews and host status describe the current operation and are not promised to transfer. No future income or continued rental use is guaranteed.

A garden base *behind the house.*

An optional landscape concept for the existing cleared grounds: gathering lawn, garden paths and a modest open-sided timber pavilion.



REED GULLY / RETREAT GARDEN

CONCEPT RENDERING · PROPOSED LANDSCAPE · SUBJECT TO SITE REVIEW

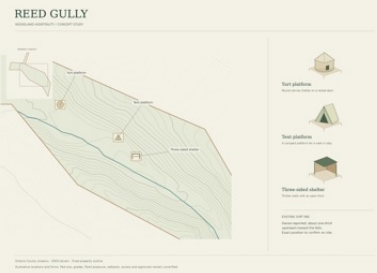
One option for the court area

This rendering repurposes the existing court. Retaining the pickleball court is an alternative. A garden walk transitions toward the woodland trail; no engineered trail alignment is represented.

A woodland *stay to explore.*

AI-GENERATED CONCEPT / NO EXISTING YURT REPRESENTED





Platforms and shelters: the linked terrain study illustrates tent/yurt platforms and a three-sided shelter. Mark reports a small existing yurt pad about one-third upstream toward the falls; its exact position is not mapped.

Bristol Mountain.
Wine country. Lakes.

A regional base for skiing, wineries, trails, lake access and live music. Scan for the interactive area guide and current directions.



SKI & MOUNTAIN

Bristol Mountain

~6 min drive / 3.3 road miles

WINE

Heron Hill Canandaigua

~18 min drive / 5.2 road miles

WINE & DINING

Arbor Hill / Brew & Brats

~12 min drive / 6.4 road miles

LAKE & TRAILS

Onanda Park

~20 min drive / 6.3 road miles

NATURE & TRAILS

Cumming Nature Center

~37 min drive / 13.1 road miles

LIVE MUSIC

CMAC

~20 min drive / 12.4 road miles

OSRM/OpenStreetMap road-network estimates checked November 9, 2026. Times rounded up to whole minutes; no live traffic. Weather, access and routes vary. Use the website Directions links for current routing.



Walk the property. *Ask the questions.*

Mark Updegraff

Licensed Real Estate Broker / Updegraff Group Realty

(585) 534-2970

Mark@updegraffgroup.com

PROPERTY WEBSITE

Private well and septic. Heat pump, central air and zoned systems reported in the current listing. High-speed internet reported available; verify provider and speeds. Naples Central School District.

Home listing reports $7,610 annual taxes; request current bills for both properties. Confirm roof/system condition, permitted occupancy, rental requirements, inclusions and any future use with the applicable records.

UPDEGRAFF GROUP

MarkUpdegraff.com

UpdegraffGroup.com

Finger Lakes research

Prepared November 9, 2026. Information believed reliable; subject to verification, change or withdrawal. Concepts are proposed and subject to site review and approvals. Equal Housing Opportunity.