

PRIVATE LAKE RESIDENCE

West Lake Road, Geneseo, New York



PROGRAM: New 2,000 square foot single family residence. 2 bedroom, 2 bath, kitchen, great room, mud room, laundry room, loft/sitting area, garage and 3 season enclosed porch.

SITE: The location for this house was a vacant lot on the West side of Conesus lake. The site had a severe embankment that provided architectural challenges as well as opportunities. Unlike many lake front properties, this site was wide and had lots of lake frontage, however, it was not very deep.

COST: \$125/sf

Lake front properties are wonderful opportunities to take advantage of beautiful vistas and settings. However, most challenge the designer due to constraints with building lot setbacks, flood plain restrictions and environmental concerns. This was the case with this property. The solution provided an open floor plan design and lots of glass so that every room in the house has a view of the lake. The front entry incorporates a radius glass block wall to provide light into the space, yet maintain privacy from the street. Cantilevered decks were also incorporated on the lake side which literally suspend over the water.

