
WARREN REAL ESTATE

RELOCATION GUIDE



ITHACA NEW YORK

CULTURE • EDUCATION • COMMUNITY



Relocation Specialists



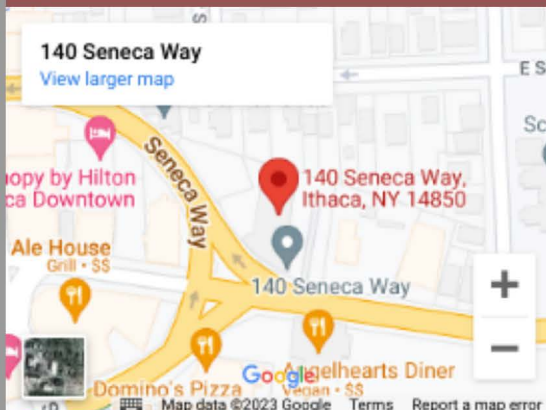
The **Warren** Advantage

Since 1953, Warren Real Estate has been committed to contributing to the health, growth, and quality of life of our local community. We are the area's premier relocation specialist, serving the in-bound and out-bound employees of many of our area's primary employers. Our real estate professionals are always happy to provide a complimentary tour of the area to anyone considering relocation or anyone who wants to get to know the area better.

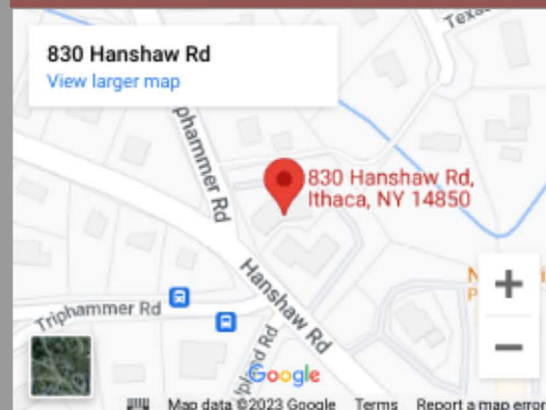
As the leading local real estate brokerage, we have complete familiarity with local market real estate values and trends, including residential, commercial, industrial, and agricultural property. We also love to share all aspects of our community's quality of life, from Ithaca to Tompkins County, to the surrounding villages and towns, since we are proud to be born and raised here in the southern tier of New York State. Come with us to discover why this area has so much to offer.

Check out any of our Warren locations.

Downtown Ithaca Office
140 Seneca Way Suite # 200
Ithaca, NY 14850
607-277-2660



Cayuga Heights Office
830 Hanshaw Road
Ithaca, NY 14850
607-257-0666





Fingerlakes RESOURCES

LINKS OF INTEREST

www.visitithaca.com
www.fingerlakes.org
www.tompkinschamber.org
www.downtownithaca.com
www.warrenhomes.com
www.cornell.edu
www.tompkinscortland.edu
www.ithaca.edu
www.cayugawinetrail.com
www.liveinithaca.org

LOCAL HEALTHCARE

www.cayugamed.org
www.cortlandregional.org
www.guthrie.org
www.ithacahealth.org

www.jilliansdrawers.com
www.mothersandbabies.org
www.ithacadoulacollective.com

EDUCATION & SUPPORT

School District Reports:
data.nysed.gov

Educational Support Services:
www.childdevelopmentcouncil.org

Child Care Services:
www.ocfs.state.ny.us/programs/childcare/



Relocation Specialists

Meet our Warren Relocation Team



Kelly Zayac Greene

Relocation Director & Vestal Office Manager

NYS Licensed RE Associate Broker

kelly@warrenhomes.com

607-217-5673

Amanda Arduini

Corporate Relocation Specialist

amanda@warrenhomes.com

607-398-6416



Caitlin Hart

Accounting Coordinator

caitlin@warrenhomes.com

607-277-2660

Dana Harbst

Outbound Relocation Coordinator

NYS & PA Lic. RE Salesperson

dana@warrenhomes.com

607-565-3491



Meet Our Management

Company-Wide Leadership



Bryan Warren
President/Principal Broker



Tam-Marion Warren
Regional Vice President



Brent Katzmman
ITHACA MANAGER- Sales & Accounting



Amy Wood Gonzalez
ITHACA OFFICE MANAGER - Director of Operations



Kelly Zayac Greene
VESTAL MANAGER- Relocation Director



Jamie Goodspeed
BINGHAMTON MANAGER- Company Trainer



RC Ike
HH/CORNING/WATKINS GLEN OFFICE MANAGER

Why Ithaca?

The Scene

Ithaca and Tompkins County are located in the Finger Lakes Region of central New York State, four hours from New York City, three hours from Niagara Falls, two hours from Rochester, and four hours from Philadelphia. The Finger Lakes Region is comprised of 14 counties, which occupy 9,000 square miles, roughly comparable in size to the states of Vermont, New Hampshire, and New Jersey. Ithaca, NY sits at the southern tip of Cayuga Lake, the longest of the Finger Lakes and Home to Cornell University and Ithaca College. The Ithaca area offers the best of small-town life with the cultural qualities of a larger metropolitan city.

Ithaca is the heart of Tompkins County. As of 2019, the U.S. Census Bureau estimates the total population of Tompkins County at 102,180. The county was named in honor of Daniel D. Tompkins, who served as Governor of New York and Vice President of the United States. The climate of Tompkins County provides for a variety of Ithaca attractions and outdoor activities ranging from boating, swimming, and hiking in summer, to cross-country skiing and ice skating in winter. "Ithaca is Gorges" has become the indelible adage that aptly describes the Ithaca area, which has been blessed with deep cut gorges and spectacular waterfalls.



The Culture

For those hesitant about leaving bigger cities due to the possible lack of culture elsewhere, Ithaca has much to offer. The city has many theaters, a civic orchestra, a hands-on science center, and the Museum of the Earth. Home to the Grassroots Festival and Porch Fest, Ithaca has an exceptional music atmosphere with something for every music lover.. Ithaca also hosts what is said to be the third largest used book sale in the United States. The city (and local universities) attract people from all walks of life - Tompkins County represents almost all the countries in the world.



Wineries

Wineries are one of the Finger Lakes region's biggest claims to fame! In the heart of the largest acreages of vineyards in the country, you will find award-winning wineries offering tours, tasting, and spectacular views...some of the wineries also have breweries & distilleries.



Why Ithaca?



Real Estate

Ithaca is extremely fortunate to have a strong real estate market, partially due to the strong academic market in our area, and our solid local banks. There are many neighborhoods to choose from and real estate in Ithaca can be quite affordable, though one has to act fast. While there is new construction going on, many of the homes that may be for sale are snapped up quickly. Smaller towns within a 10-20 mile radius of Ithaca are options for anyone looking to move to the area, especially anyone with a desire for an older home. Historic houses are abundant in the area.



Eco-Minded

Ithaca, for those interested in green living, is a very eco-minded city. The city recently joined the Mayors Climate Protection Agreement along with more than 200 other US cities. Between 2008 and 2014, Tompkins County reduced greenhouse gas emissions of county operations by 53% and reduced community greenhouse gas emissions by 21%.

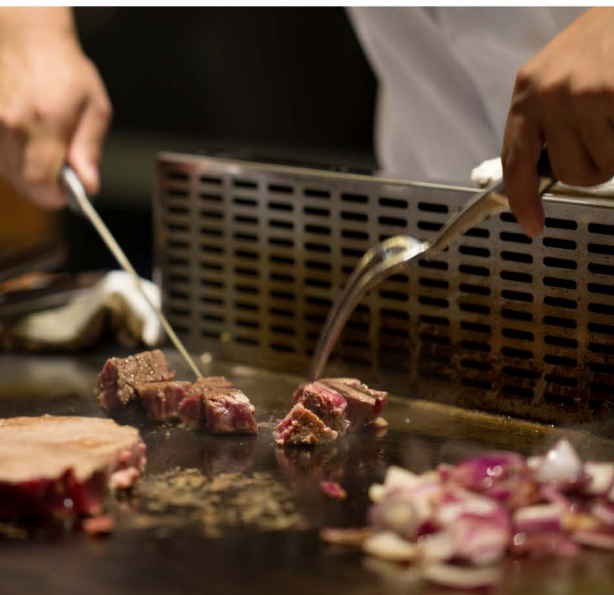




Food in the FINGERLAKES

We crunched the numbers and it's true: Ithaca, NY has more restaurants per capita than New York City. It's a delicious statistic that hints at the variety of local restaurants and tells us something fundamental in the Ithaca psyche--Ithacans are passionate about food. This is just a small list of some of the exquisite local cuisine.

FUN & FOOD



- **Farmer's Market - Ithaca, NY** - Features local farmers, chefs, and artisans from within 30 miles of Ithaca.
- **Community Supported Agriculture (CSA)** - The Finger Lakes is home to many CSAs. Find the list at: [Cornell Cooperative Extension | CSA Directory \(ccetompkins.org\)](https://www.cornellcooperativeextension.org/csa-directory).
- **Saigon Kitchen** - Pho, Vermicelli, and Vietnamese favs.
 - 526 W. State Street, Ithaca, NY 14850
 - 607-257-8881
- **The Rook** - Comfort food & Cocktails
 - 404 W State St, Ithaca, NY 14850
 - 607-319-0780
- **Coltivare** - New American dishes
 - 235 S Cayuga St, Ithaca, NY 14850
 - 607-882-2333
- **Mahogany Grill** - Steaks, Seafood & Cocktails
 - 112 N Aurora St, Ithaca, NY 14850
 - 607-272-1438
- **Moosewood** - Vegetarian & Vegan Entrees
 - 215 N Cayuga St, Ithaca, NY 14850
 - 607-273-9610
- **Hound & Mare** - Breakfast Sandwiches & Fresh Baked Goods
 - 118 N Aurora St, Ithaca, NY 14850
 - 607-319-4463
- **The Boatyard Grill** - Seafood & American Cuisine
 - 525 Taughannock Blvd, Ithaca, NY 14850
 - 607-256-2628
- **Sumo Japanese Steak House** - Hibachi & Sushi
 - 2309 N Triphammer Rd, Ithaca, NY 14850
 - 607-257-7777

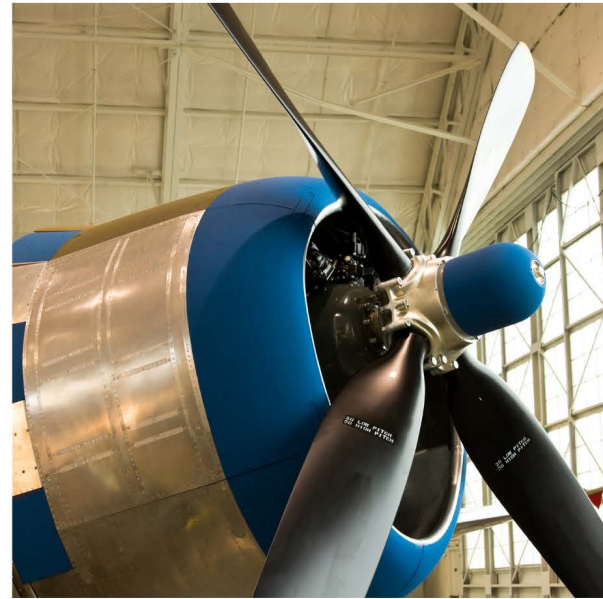
Fun in the FINGER LAKES

FUN & EDUCATIONAL

- **Museum of The Earth - Ithaca, NY** - Discover the mammoth skeletons of dinosaurs, watch as ancient fossils are preserved in the laboratory, wander through new exciting exhibits.
- **Sciencenter - Ithaca, NY** - Bring out your inner scientist—experiment with over 150 interactive displays that parents and kids will love.
- **The Discovery Trail - Ithaca, NY** - Check out these eight fun locations that focus on art, science, history and writing.
- **Corning Museum of Glass - Corning, NY** - Try your hand at glass making, see live glass blowing demonstrations, learn about glass dating back to 35 centuries ago.
- **National Soaring Museum - Elmira, NY** - Delve into the history of motorless flight, experience a motorless flight simulation, check out week-long summer programs for kids.
- **The Rockwell Museum of Western Art - Corning, NY** - View great pieces of artwork, learn about Native American history, play dress-up in the kids interpretive area.
- **Women's Rights National Historical Park - Seneca Falls, NY** - Discover how five women changed the course of history, explore homes with original antique furnishings, take the quiz to become a Junior Ranger!

FUN & ENTERTAINING

- **Hangar Theatre - Ithaca, NY** - A professional regional theatre with a diverse summer main stage season, a children's theatre series, and year-round education programs.
- **Finger Lakes Drive-In - Auburn, NY** - Watch a movie while sitting out under the stars.
- **Harris Hill Amusements - Elmira, NY** - Kids of all ages will love the go-carts, mini golf and arcade games at this local amusement park.
- **The Finger Lakes Scenic Railway - Locations vary** - Take the family on a fall foliage train ride or on a trip with Santa.





Outdoor Adventure in the FINGERLAKES

FUN OUTDOORS

- **Cayuga Nature Center – Ithaca, NY** – A non-profit, private organization dedicated to educating the public about the environment.
- **Cayuga Waterfront Trail – Ithaca, NY** – Explore the Cayuga Waterfront on this 8 mile trail. This trail connects some of the community's most popular destinations: Stewart Park, Newman Golf Course, Ithaca Farmers Market, Allan Treman State Marine Park, Ithaca Dog Park, Hangar Theatre, Cass Park, The Ithaca Children's Garden, etc...
- **Children's Garden – Ithaca, NY** – A 3-acre public children's garden designed for kids, but enjoyed by people of all ages.
- **Taughannock Falls State Park – Ulysses, NY** – View one of the highest waterfalls on the east coast. Picnic, camp and check out the year-round activities.
- **Greek Peak Mountain Resort & Hope Lake Lodge – Cortland, NY** – Ski in winter and swim any time at this newly expanded resort and water park.
- **Fillmore Glen State Park – Moravia, NY** – Photograph beautiful waterfalls, hike one of the many trails, plan a day for a picnic.
- **Finger Lakes Trail – Ithaca, NY** – The Finger Lakes Trail system, over 950 miles in length, runs from the Pennsylvania-New York border in Allegany State Park to the Long Path in the Catskill Forest Preserve.
- **Montezuma Wildlife Refuge – Seneca Falls, NY** – View an abundance of birds, mammals and reptiles, check out the visitor's center and interpretive programs.
- **Robert H. Treman State Park – Ithaca, NY** – Robert H. Treman State Park adventure packed wilderness of winding trails. Follow the gorge past 12 waterfalls, including the 115-foot Lucifer Falls. Camp, Hike, Swim – family fun!
- **Seneca White Deer – Geneva, NY** – Catch a glimpse of one of the only herds of white deer left in existence at the old Seneca Army Depot.
- **Watkins Glen State Park – Watkins Glen, NY** – Visit one of the most breathtaking places in the Finger Lakes. Families will love camping, swimming and picnics in the park.

Tompkins County

SCHOOL DISTRICTS



LEARN MORE ABOUT
LOCAL SCHOOL
DISTRICTS

VISIT:
[TOMPKINSCOUNTYNY.GOV/
LEARNING](http://TOMPKINSCOUNTYNY.GOV/LEARNING)

Need help finding local experts? **WE CAN HELP.**

CHECK OUT OUR WARREN LOCAL RESOURCES PAGE TO SEE
COMPREHENSIVE LISTS OF ATTORNEYS, MORTGAGE OFFICERS,
INSPECTORS, ELECTRICIANS, ETC...

VISIT: WARRENHOMES.COM/LOCAL-RESOURCES



Before You Move OUT OF THE AREA

- Sell your current home. We can refer you to a good agent if you don't have one. You may need to assign someone power of attorney to close for you. Discuss this with your attorney.
- Get copies of your medical records for all members of the family. Don't forget the specialists that you've visited and your dentist. Your new doctors will want this information for reference.
- Move all prescriptions to a national drug store chain, or get new written prescriptions from your current doctor, so you can still get them filled at your new location.
- Get copies of school records for the kids. Inform the school of when you will be leaving.
- Get copies of immunization records for kids.
- Take pictures of all valuables. Preferably videotape your home prior to the movers showing up. This will help with claims later.
- Pack all items that cannot be replaced and bring them with you. Do not leave anything that you cannot live without in the hands of the movers. Bring all highly valuable items with you as well as the video and pictures of your items.
- If you are packing your items yourself, then make certain you label them with the room and the general contents of each box. This will be really helpful when you are unpacking later.
- Your "Basics Box"--Pack one box that contains the basics and label it as such--put big stars on this box so you can find it easily. The box should include:

- A ROLL OF PAPER TOWELS
- A CAN OPENER
- A ROLL OF TOILET PAPER FOR EACH BATH IN YOUR NEW HOME
- ONE SET OF SILVERWARE FOR EACH PERSON IN THE HOUSE
- PAPER PLATES
- PLASTIC CUPS
- A SHARP KNIFE
- A SMALL CUTTING BOARD

- A SCREWDRIVER
- A HAMMER
- A PICTURE HANGING KIT
- A PAIR OF PLIERS
- AN ELECTRIC DRILL
- A BOX CUTTER FOR EACH ADULT IN THE HOUSE
- A DISH TOWEL
- BATH TOWELS FOR EACH PERSON IN THE HOUSE
- A FIRST AID KIT

- Back-up your computer and take the backup files with you.
- Have a farewell party to say goodbye to your friends. Provide all your friends with your new contact info.
- Forward your mail to your new location.
- Close bank accounts. Update all automatic deposits and payments with new bank account info.
- File a change of address with the IRS, all investment accounts, insurance agents, and your creditors.
- Inform all groups you volunteer for that you are leaving.
- Give notice to your employer.

When You Arrive AT YOUR NEW DESTINATION



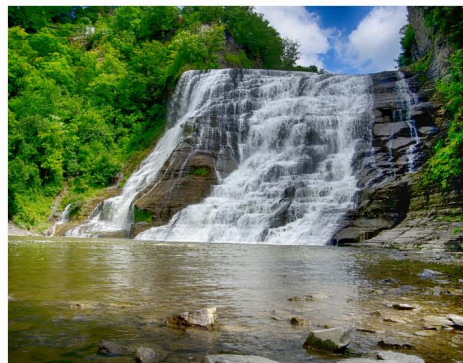
- Apply for a new driver's license (new state) or update your address (same state).
- Get kids set up in new school. Provide school with copies of records.
- Find new doctors and a dentist and give copies of your records to them.
- Meet movers at house. Have them deliver boxes to the rooms they belong in. Put all boxes against the walls so you can still move through the house. Find your basics box and open it immediately--you'll need it.
- Unpack as soon as possible (start with the kitchen--you can live without everything else for a while, you will need to be able to make food immediately). Take pictures of anything that is damaged and file claims in a timely fashion.
- Set up computer and confirm that it is still operational. Restore files if necessary.
- Set up bank accounts.
- Update insurance to include new home, update files for new address for cars, and adjustments for new personal property. Remember to order additional riders for computers and high-value jewelry and watches.
- Register car(s) in new state.
- Throw a housewarming party **Call us - We are happy to help you set this up and invite new people for you to meet.



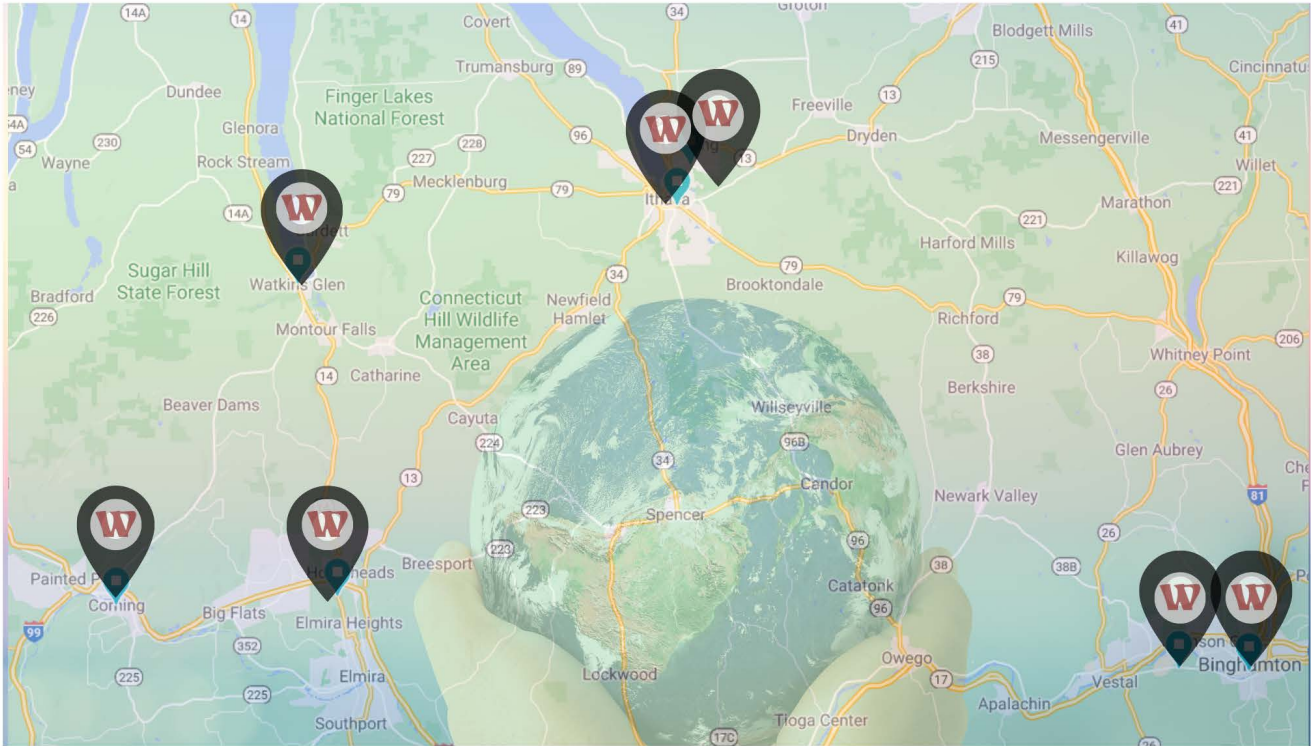
Ithaca Accolades

TOP MEDIA MENTIONS

- 2017 Best Cities for Successful Aging - Ithaca ranked #7 Small City in US
- October 2019: Ithaca featured in "Best Small Cities in America to Visit for a Weekend" on Thrillest Travel.
- June 2019: Ithaca named one of the "Top 10 American Cities for Family-Friendly Travel" by Forbes.com.
- March 2019: Ithaca named to the "Top 100 Best Places to Live" list by Livability.com.
- July 2018: Ithaca name the prettiest town in NY on Architectural Digest's list of "The Prettiest Town in Every US State".
- April 2018: Ithaca named to Carrentals.com's "Favorite Family Road Trip Destinations" list.
- March 2018: Firelight Camps mentioned in list of "10 Luxury Glamping Resorts that Up-The-Ante On Style & Comfort" by Jetsetter.com.
- March 2018: Ithaca chosen as a "2018 Featured Destination" on DatingAdvice.com.
- March 2018: Ithaca named to the "Top 100 Best Places to Live" list by Livability.com.
- February 2018: Ithaca named to a list of the "Top 50 Most Underrated Cities to Visit in the US" by Thrillest Travel
- December 2017: Firelight Camps was chosen as the "Best Yoga Retreat in New York" by Shape.com.
- 2017: Ithaca was awarded the title of one of the United States' Top Emerging Nature Destinations at the Luxury Travel Guide Awards.
- January 2017: Ithaca Beer Company's 'Flower Power IPA' was named one of the "25 Most Important Craft Beers Ever Brewed" by Food & Wine Magazine.



Locally Owned. Global Reach.



Since 1953, Warren Real Estate has had its finger on the pulse of real estate in Central/Southern New York. A spectacular area of the state that offers big city appeal with a small town feel. With rolling hills, vineyards and numerous lakes, we are proud to be locally owned and operated.

Thank you for allowing us to serve you.

Ithaca Offices • Binghamton Offices • Horseheads/Elmira Office
Corning Office • Watkins Glen Office



OUR ROOTS RUN DEEP

The Best in the Business. Finding Your Perfect Place **Since 1953.**



ITHACA CITY OFFICE
140 SENECA WAY SUITE 200
ITHACA, NY 14850
(607) 277-2660

BINGHAMTON OFFICE
33 FRONT STREET
BINGHAMTON, NY 13905
(607) 235-3333

VESTAL OFFICE
3456 VESTAL PARKWAY E.
VESTAL, NY 13850
(607) 217-5673



ITHACA VILLAGE OFFICE
830 HANSHAW ROAD
ITHACA, NY 14850
(607) 257-0666

CORNING OFFICE
76 E. MARKET STREET
CORNING, NY 14830
(607) 936-2844

HORSEHEADS/ELMIRA
2493 CORNING ROAD
ELMIRA, NY 14903
(607) 398-6416

WATKINS GLEN OFFICE
210 N. FRANKLIN STREET
WATKINS GLEN, NY 14891
(607) 703-0111

WWW.WARRENHOMES.COM