

Boiceville Cottages

301 BOICEVILLE ROAD

Location Scout:

Brooktondale, NY

Robert Adler & Jessica Whiteside





General Info


- 301 Boiceville Road,
Brooktondale, NY 14817
- 70+ storybook cottages inspired
by Barbara Cooney illustrations
in “Miss Rumphius”
- Each cottage ranging from 800 -
1,050 square feet
- Meeting House
- Electric throughout whole
property, accessible
- Large open fields and ponds
- Dog friendly
- Contact
 - Boiceville Cottages
 - boicevillecottages.com
 - (607) 227-4791
 - boicevillecottages@gmail.com
 - Facebook: Boiceville Cottages
 - Instagram: @boiceville_cottages
 - Bruno Schickel: Schickel Construction
Company
 - schickelconstruction.com
 - 210 Shutt Road Dryden, NY 13053
 - Voicemail: (607) 844-4790
 - Fax: (607) 844-3176
 - info@schickelconstruction.com

Directions

- Also on TCAT Bus Route 53

Driving directions


 via NY-79 E

12 min without traffic · [Show traffic](#)

13 min
8.4 miles


Ithaca College

953 Danby Road, Ithaca, NY 14850




Head northeast on Grant Egbert Blvd toward Coddington Rd

49 ft




Turn right onto Coddington Rd

2.1 mi




Turn left onto Burns Rd

1.1 mi




Turn right onto NY-79 E

4.8 mi



Turn right onto Boiceville Rd

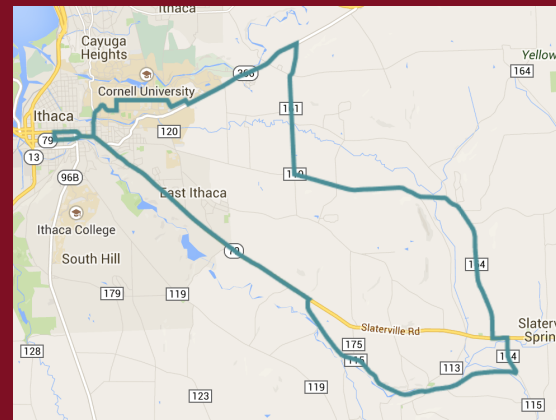
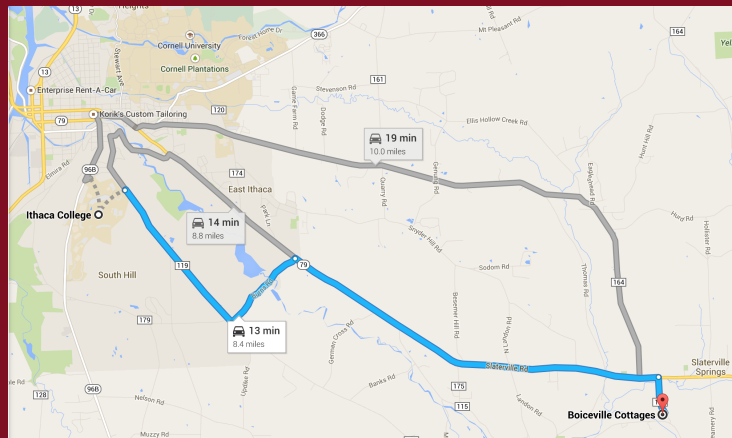
 Destination will be on the right

0.4 mi

Boiceville Cottages

301 Boiceville Road, Brooktondale, NY 14817

- 13 minute drive from IC



Site 1

- Half multi-color and half muted tones
- Most buildings in set of 3



Site 2



- Less colorful and zany than Site 1
- Feels much more like a traditional European village
- Buildings much larger than the cottages

Site 3



- A wide variety of extremely vibrant cottages
 - Sites 3B, 3C and 3D are some of the most vibrant in the whole village
- Arranged in a circle
- In sets of 3

Site 3 (cont.)



Site 3D



Site 4 (Pond)

- There is a small pond, located in the center of the village.



Site 5

- Construction ongoing in this part of the village.
- Large storage building with two garage doors
 - Possible storage



Site 6 (crew parking)



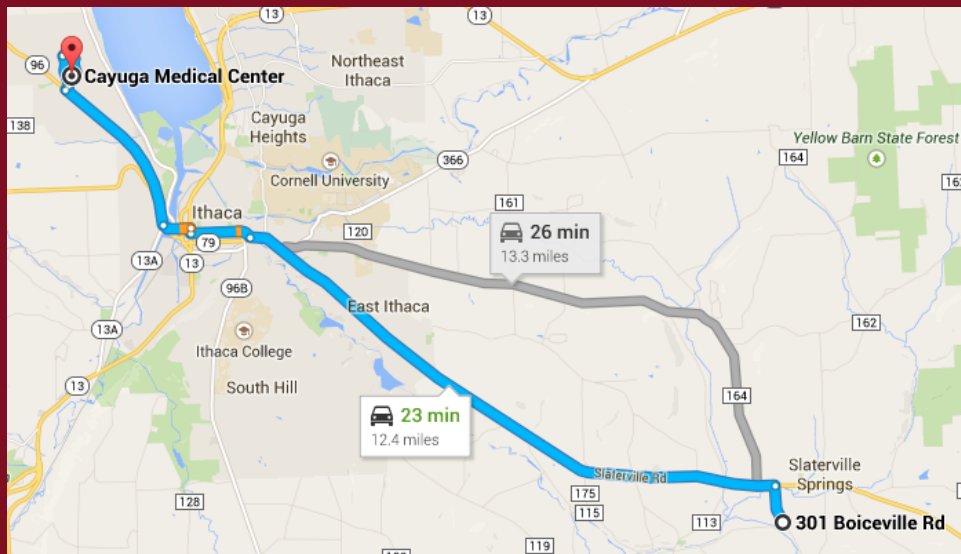
Site Map

- Abundant parking for crew at Site 6
 - Able to park trailers here as well
- Widely varied houses, zone to zone
- A few empty cottages could be used for holding, craft services, hair & make up, etc.



Nearest Hospital

Cayuga Medical Center



via NY-79 W

21 min without traffic · [Show traffic](#)

23 min

12.4 miles

301 Boiceville Rd

Brooktondale, NY 14817

↑ Head northwest on Boiceville Rd toward NY-79 W

Continue on NY-79 W to Northwest Ithaca

▼ 18 min (11.1 mi)

Take Harris B Dates Dr to Dates Dr

▼ 2 min (0.8 mi)

Cayuga Medical Center

101 Dates Drive, Ithaca, NY 14850

What this location can be used for

This location is its own world entirely. It has a vibe not unlike that of “How the Grinch Stole Christmas”. It has the potential to be used in a context of a similar set film. This would be great for fantastical children’s films.

It has a whimsical feel to it that lasts all year round. There are beautiful fields and ponds during the Spring and Summer but also tons of untouched snow and huge icicles hanging from each cottage in the Winter.

Some of the more toned down cottages have a European ski village appeal that it’s a wonder it’s so close to Ithaca. Looking at the website, the interiors are rustic but modern which is strange considering the unique exterior of the homes.

The smaller cottages are very much like the phenomenon “tiny house living.” That could possibly lead to a documentary on that type of lifestyle.