

WELCOME TO
Land's End



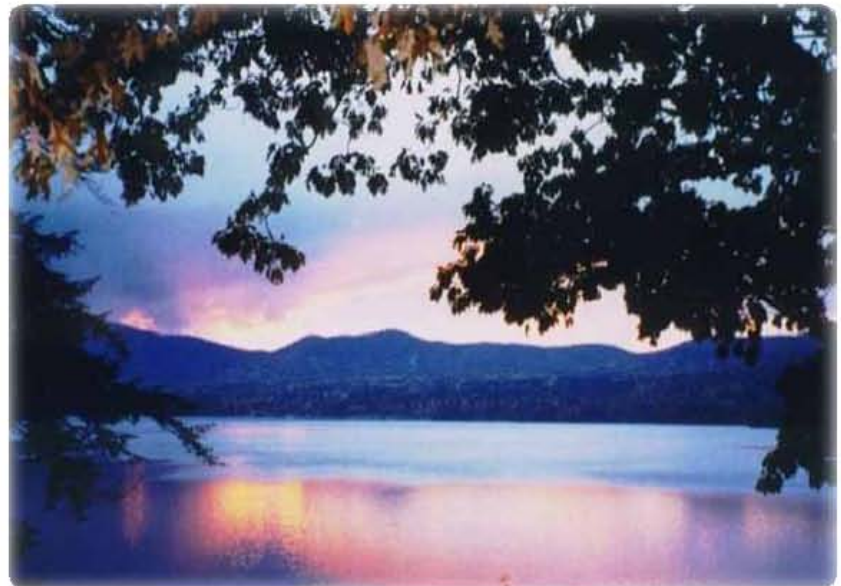
On Historic Lake George
Est. 1876



“Lake George is without comparison, the most beautiful water I ever saw; formed by a contour of mountains into a basin thirty-five miles long and from two to four miles broad, finely interspersed with islands, its water limpid as crystal and the mountainsides covered with rich groves of silver fir, white pine, aspen and paper birch down to the water, here and there precipices of rock to checker the scene and save it from monotony.”

~THOMAS JEFFERSON

Nestled in the Adirondack region of northern New York lies one of the most magnificent bodies of water in the United States. Local residents and visitors alike have been awed and inspired by the preserved beauty of this natural masterpiece, which has been rightly deemed **“the Queen of American Lakes.”**



The thirty-two miles of incomparably clear, blue water are speckled with over 300 islands, adding a serene touch to an area that was once the site of significant historical conflicts. The American Indians first frequented the lake as a route from the Hudson River to Lake Champlain. Then, during the mid to late 1700's, Lake George became a frequent location of battles throughout the French and Indian war due to its strategic location. As rich in history as it is in breathtaking beauty, the title of “Queen of American Lakes” is surely well-deserved.

The subject property includes two plus acres with 278 feet of lakefront in the Northern Basin of Lake George with views of the Tongue Mountain range, which rises abruptly from the lake. The site provides privacy and seclusion in a uniquely pristine and historic setting. A place of rare beauty equaled by few places on earth.



Land's End



Location Info

Town: Hulett's Landing
 Zip: 12841
 Multi Use: No
 Price: \$5,000,000
 Property Class:
 Multiple Residences

**DAVIES~DAVIES
 &
 ASSOCIATES**
 REAL ESTATE, LLC
 518-656-9068
 www.davies-davies.com

Room Info

Bedrooms: 13
 Bathrooms: 6
 1/2 Baths: 0
 3/4 Baths: 0

Utilities

A/C: None
 Water Heater: Electric
 Hest System: Electric
 Sewer: Septic
 Water: Well
 Amps:

Property Info

Approx. Acres: 2+
 Irregular Lot: No
 Water Front: docks,
 lake front
 School: Whitehall
 Style: Old style
 Exterior: Wood
 Roof: asphalt shingles
 Year Built: 1876-1900
 Lake/River: Lake George

Public Record Data

Tax map section: 26
 Tax map block: 1
 Tax map lot: 1, 31.2, 31.3
 Tax Assess.: \$1,140,000
 Est. Taxes: \$42,000
 Deed Book: 1867
 Deed Page: 256, 267
 Deed Restriction: No
 Owner name: Faber
 Possession: at closing

Features/Amenities

Amenities
 Appliances
 Inter. Features
 Misc. Features

Other amenities (see remarks), fireplaces
 Dishwashers, dryers, microwaves, refrigerators, stoves, washer
 Smoke alarms, washer connection, dryer connections
 Walk-in closets. wood stoves. 2 E-shaped dock complexes

Remarks

One-hundred-thirty-year-old historic family compound unique to Lake George. Four self-contained cottages with a total of 13 bedrooms, including rare, two-bedroom, over-the-water boathouse grandfathered for kitchen and bath. All four cottages have kitchens and porches or decks overlooking lake and mountains to the west. Sunsets are magnificent. Two E-shaped dock complexes for swimming and boat tie-up. Sandy-bottom swimming areas at each dock ideal for children. Canoe shed, kayak shed, wood shed and car barn. This is an exceptional environment for family recreation and guest entertaining on the cleanest, most pristine lake in the country.

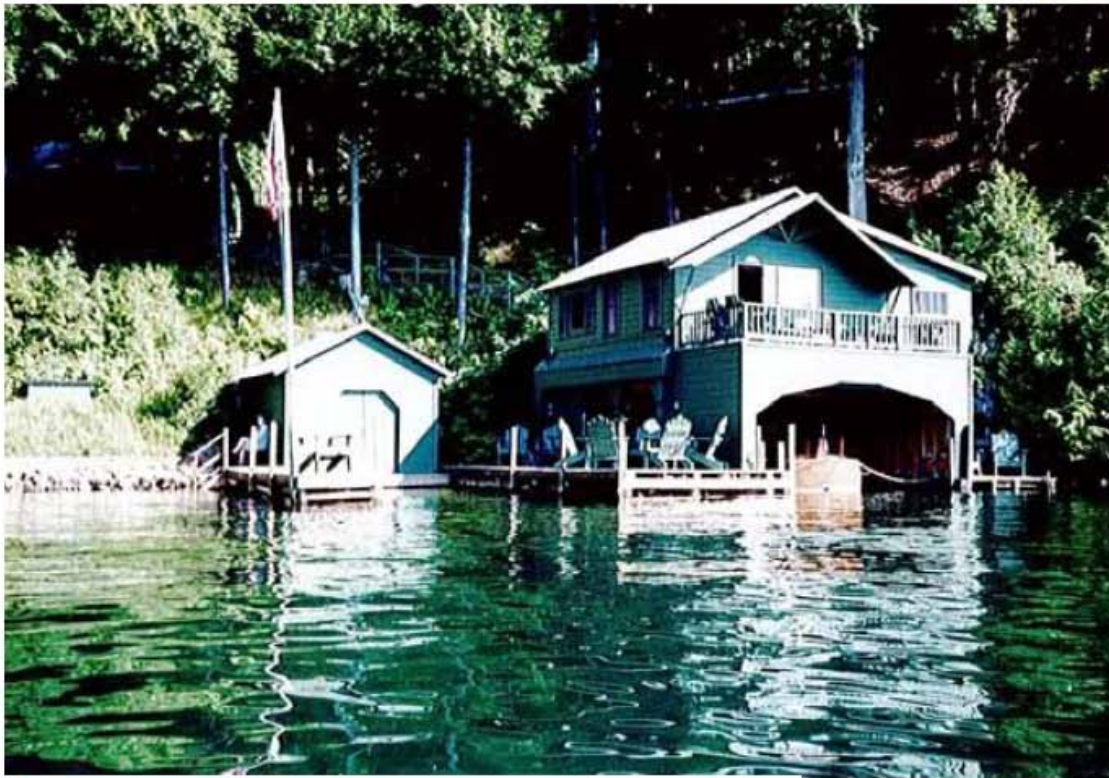
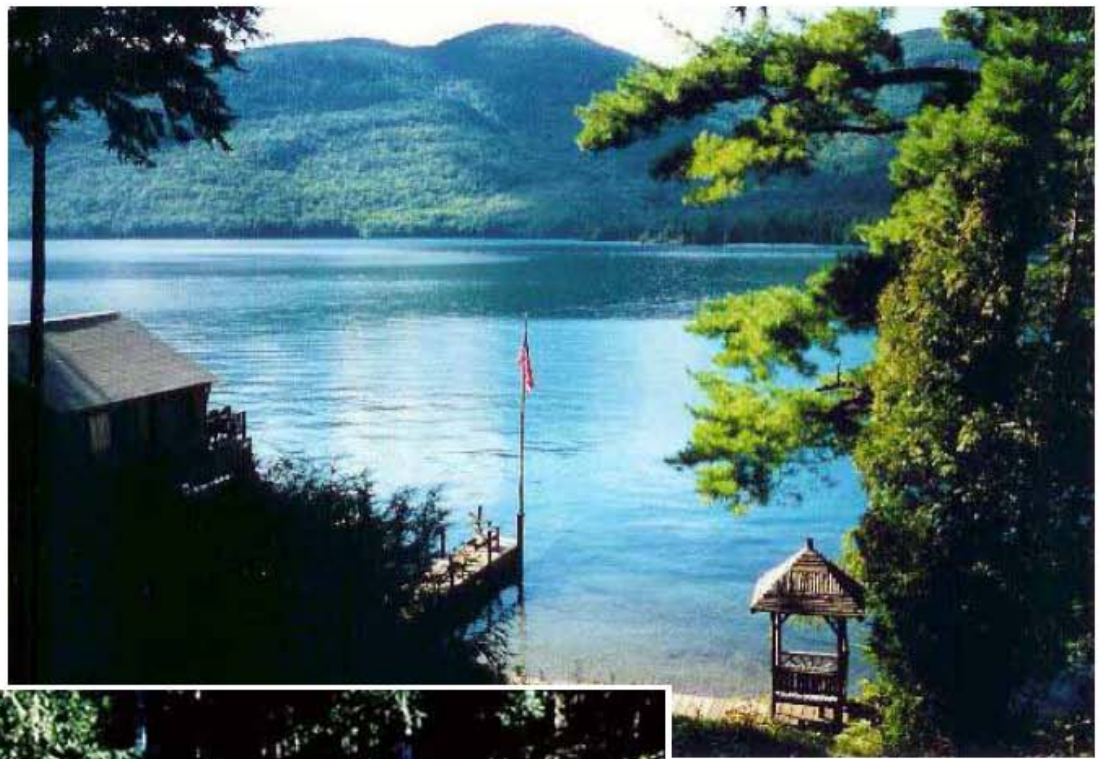
Land's End



Land's End is one mile south of Hulett's Landing within the Adirondack Park. Ten miles of undeveloped shoreline extend to the south, low-density summer homes are to the north, and virgin forest is to the east.



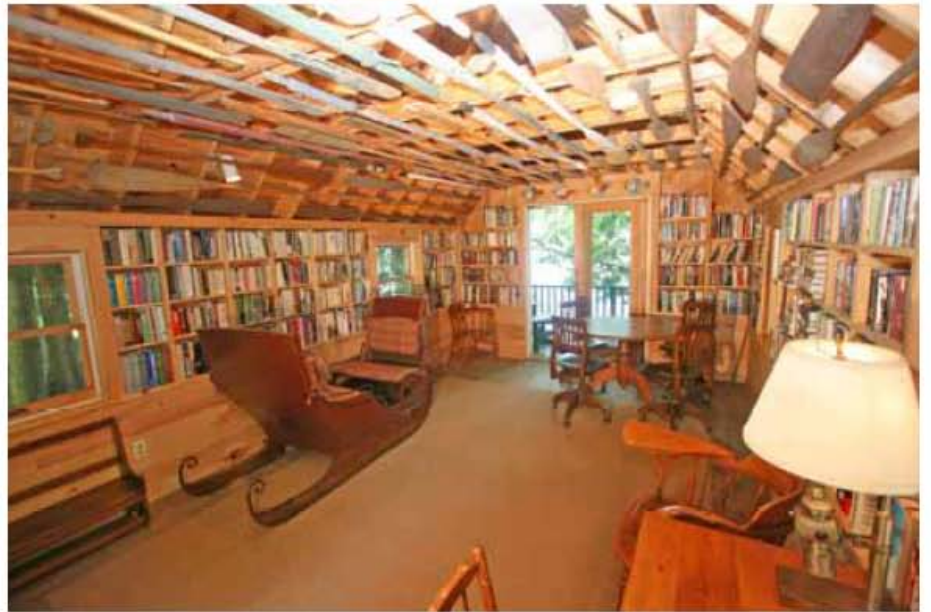
Land's End



Across the lake to the west and also within the Adirondack Park is the Tongue Mountain range. Width of the lake at the site is about one mile with undeveloped islands midway across.



Land's End



Land's End



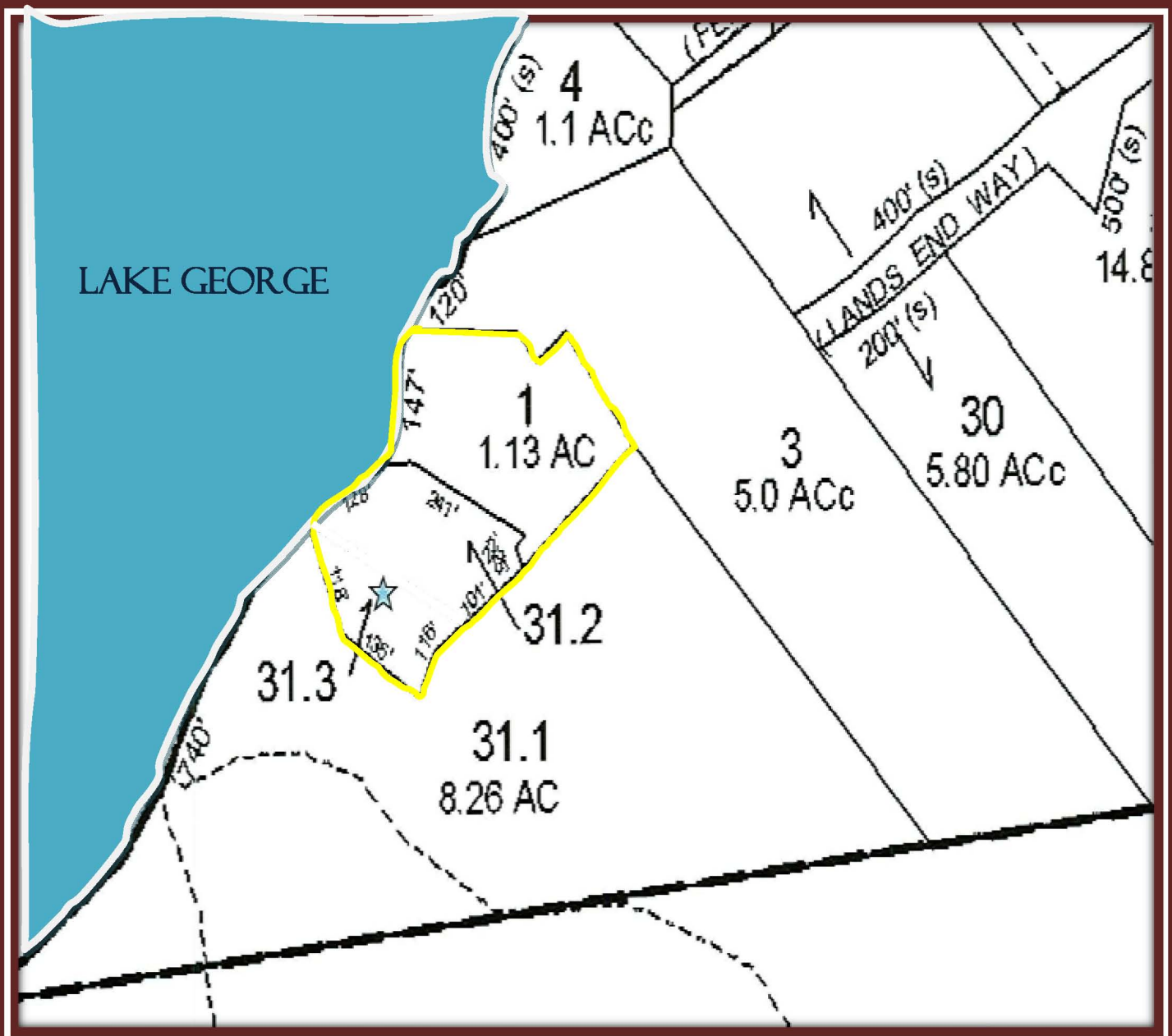
Land's End



Land's End



MAP OF PROPERTY





SPECIALIZING IN LAKE GEORGE REGION & DISTINCTIVE AREA PROPERTIES



DAVIES-DAVIES & ASSOCIATES REAL ESTATE, LLC has been a consistent top producer in Lake George and the surrounding lake basin, with over \$400 million in sales since 1978. Our team of agents was listed by Capitol District Business Review as one of the top 10 Residential Real Estate groups for volume of sales within a 75 mile radius of Albany. Our agency has been a leader in lake front sales for over 20 years. We were also listed as 1st and 2nd in sales production in Warren County MLS for 2003-2010, and this trend appears to be continuing for 2011.



The Davies – Davies & Associates Real Estate firm is known for creative advertising, customer and client satisfaction and dedication to the preservation of Lake George. Rest assured you can trust the sale or purchase of one of your most cherished and valuable assets to our group of professional agents.

Our office is located on the corner of Rte 9L and Cleverdale Rd. (left at light) & our office is open daily. Please do not hesitate to call or visit to meet with one of our experienced agents. We look forward to seeing you!

