



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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## **Copeland Pond Vacation Retreat**

Listing courtesy of:

**MLS# - copelandpondvacationretreat - Price: \$4,250**

Copeland Pond, Fort Ann, NY

**Description:** Escape from the helter skelter of this stressed world, this property is perfect for the family or even family and close friends. The main house will sleep up to 8 and if you need more space there is a second cottage available (\$900 for the week in junction with the main house-not available separately-Not available in winter)) with two bedrooms sleeping 4. Large flat lawn then sloped down to the lake area, sitting area around firepit up on lawn near the main house, large wrap-around porch with hammock, many touches to make it more comfortable and suitable for a contented vacation for a family. Lots to do on the property and lake so you can contentedly stay in place or if you do prefer it's about 15-20 minutes to the Outlets at Lake George, and other Lake George and Queensbury Amenities. A few minutes to Hillbilly Fun Golf which has great ice cream, you



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can also get takeout delivery from Beans Country store. The game room in the garage has amazing things to do: from pool, pingpong, skee ball, arcade games, a movie screen with movie seats that can be moved into the center of the room so you can sit back and watch. There's popcorn maker and hotdog cooker like the old movie theaters, great ambiance. Have movie night with the family! The main house has good sized kitchen-dining area, 3/4 bath, bedroom with full bed, small alcove, living greatroom with gas fireplace, television, cable and wifi, ac units, upstairs in landing room is queensized bed and open 1/2 bath. On the lower level there's a family room with a queensized sofa bed, an alcove with queensized bed, half bath and bedroom with two twins. New washer/dryer The Guest Cottage which is available for rent with the main house for an additional \$3600/month or \$900/week has washer/dryer, no dishwasher, has ac units, greatroom with equipped kitchen, dining-living room area, sofa bed. Bedroom with twin bed and second bedroom with Queen, woodstove, 3/4 bath. The guest cottage is along the path down to the lake and has a lake view, also has a parking spot for 2 cars if you prefer to drive down. The road that runs down to the lake and along the shore is dead end and not busy. The waterfront is across that road from the cottage. There's a sitting area down on the shared dock where there are paddle boards and kayaks for the tenants. The dock is shared with the cottage and a lakefront cottage. Beautiful views of this quiet lake, it's about a mile and a half long, 58 acres-no power boats And if the above doesn't convince you here's a note from the owners:"Enjoy this Hallmark Adirondack Retreat with majestic mountain views and spectacular lake views! Create new priceless memories as you recreate in the heart of the Adirondack Park. The owners have gone to great detail to provide a peaceful retreat that you may never want to leave. However, if you do, Lake George is just minutes away and Saratoga Springs is 25 minutes. Also, relax and play in the Game Room, and theatre for movie night. Did someone say Skee Ball?" Tenants to leave tidy. Sheets and towels not supplied. Available off season and longer term, price negotiable



**Bed Types:** queen, full, two twins, queen sofa bed

**Amenities:** Well equipped kitchen, keurig, washer/dryer, ac units

**Yard:** Lawns

**Rental Availability:** Weekly

**Swimming Area:** Swim from shared dock-two other houses use including the cabin

**Outdoor Features:** Game room in garage with theater screen and seats, pinball machines, juke box, arcade games. Sitting areas, firepit, dock, lawns, gardens, patio, decks, lawn furniture

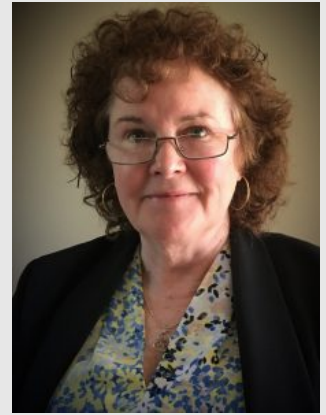
**Availability:** Weekly

**Sleeps Max People:** 8

**Dock Space:** None

**View:** Beautiful mountain views from house, lake from side yard

**Max People:** 8



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