

# Hide-A-Way Waterfront Cottages



Presented By:  
Muroff Hospitality Group

138 Hidden Valley Rd, Lake Luzerne, NY 12846



# Hide-A-Way Waterfront Cottages

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## Property Details

Hide-A-Way Waterfront Cottages sits on 3.81 Acres with 721 feet of shoreline on Lake Vanare in the town of Lake Luzerne. In addition to the fabulous Owners home, this outstanding property boasts 13 private cottages ranging in size from 1 to 3 bedrooms, each with full kitchens, generous living spaces and one or two bathrooms. The property is managed by its Owner, who books the cottages and hires cleaning staff to attend to the housekeeping. There is enormous potential to rent out the house for additional revenue, or to live in it and enjoy the benefits of a wonderful lifestyle and have all of your living expenses covered by the current revenue stream. Hide-A-Way Cottages is also the perfect lakeside setting to host a wedding, knowing your guests will have lovely accommodations on site. Don't wait as this exceptional opportunity won't last long. The Seller is retiring and this unique property is truly one of a kind! Call Mitch now to schedule a tour! 617-610-7774

### Price: \$1,850,000

- Gorgeous Adirondack Home with Soaring Ceilings - Rent it out or live in it!
- Private Waterfront Setting offering a beautiful setting to live and work!
- Close to Lake George and Saratoga for restaurants, racing and nightlife!
- Strong Revenue Stream with great potential to increase by renting house!
- New Owner can increase business in Winter and Shoulder season!
- Tranquil Lake setting for family and romantic getaways!

View the full listing here: <https://www.loopnet.com/Listing/138-Hidden-Valley-Rd-Lake-Luzerne-NY/26829080/>

Price:	\$1,850,000
Property Type:	Hospitality
Property Subtype:	Fabulous Home & Cabins
Building Class:	B
Sale Type:	Investment
Cap Rate:	9.00%
Lot Size:	3.81 AC
Building Size:	12,500 SF
Sale Conditions:	Business Value Included
Published Rate:	Varies - up to \$385
No. Rooms:	13 Cabins & House
No. Stories:	1 - cabins; 2 - house
Year Built:	1960 cabins; 2008 house
Parking Ratio:	1.92/1,000 SF
Corridor:	Exterior



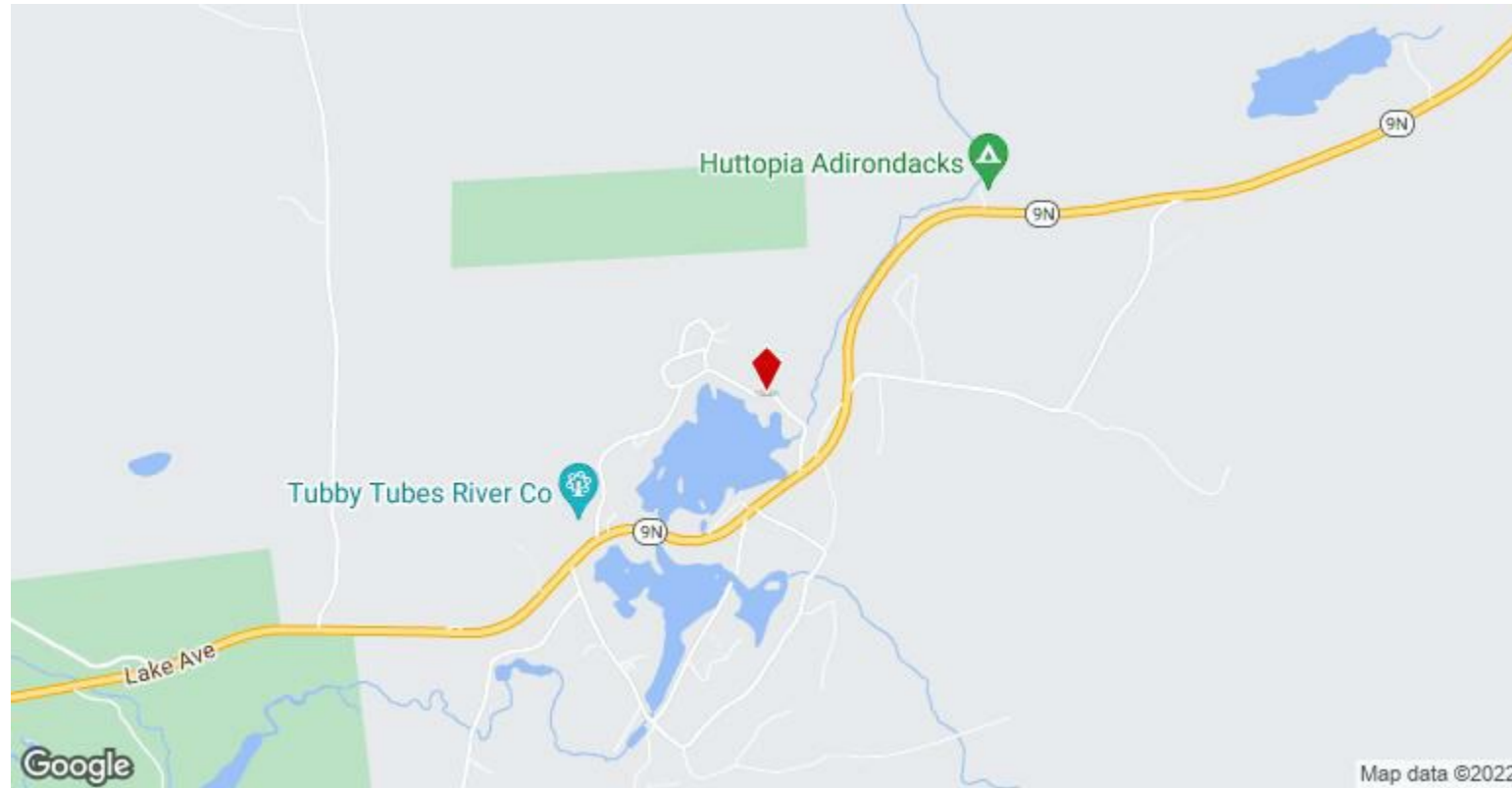
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## Location



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## Property Photos



Picturesque View of the Lake



Exterior of Main House



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## Property Photos



Atrium of House



Master Bedroom in House

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Four Fixture Master Bath in House



Chefs Kitchen in House



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Living Room in House



Bedroom - House

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Family Bathroom - House



Bunkbeds in House



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Beautiful Atrium in House



Billiard Room - House



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## Property Photos



Pavillion



Playground



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## Property Photos



Lakefront



Lovely Cottages



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# Hide-A-Way Waterfront Cottages

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## Property Photos



Cove



Warm and Cozy King



# Hide-A-Way Waterfront Cottages

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## Property Photos



Full Kitchens in Cottages



Bathroom with Shower

# Hide-A-Way Waterfront Cottages

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## Property Photos



Beach



Autumn Scene Cottages



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# Hide-A-Way Waterfront Cottages

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## Property Photos



Cottages with Decks overlooking the Lake



Cozy Kitchen on the Lake



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## Property Photos



Lovely Walkways



Fabulous Living Space



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## Property Photos



King Bedroom



Family Living

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## Property Photos



Cottage Bathroom with Shower and Jacuzzi



Spacious Living Area in cottage



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# Hide-A-Way Waterfront Cottages

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## Property Photos



Pine



Private Beach with Watersports

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## Property Photos



Property Map



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When you arrive at Hide-A-Way Waterfront Cottages you'll be pleasantly surprised by its peaceful & tranquil setting. This is the perfect place for family fun or a romantic getaway, yet only five minutes to Lake George, and a short drive to Saratoga & Lake Placid. Each Cottage has its own campfire area, charcoal grill, picnic tables and Adirondack chairs. Enjoy free use of the row boats, canoes paddle boats, sandy beach, ping – pong, horseshoes, swing set and volleyball court; the perfect place for friends and family to enjoy a picnic on quiet Lake Vanare. Hide-A-Way Waterfront Cottages is a great place for a family reunion or work picnic, boasting blazing fast Wi-Fi and a 24' X 32' covered pavilion. Don't miss this rare opportunity to acquire a gorgeous Adirondack Home built in 2008 with soaring ceilings and three levels of living space. The main house had been occupied by the Owners daughter and was not rented out to overnight guests. It features a master bedroom suite on the first floor, along with a two-story living room, chef's kitchen, office, half bathroom, mud room and a private covered Trex deck off the master bedroom. The second level features 2 family bedrooms with a Jack & Jill bathroom, an open loft and lots of storage space. The lower level boasts a large recreation room with a pool table, laundry room and tons of storage space. This gorgeous home is the perfect setting for a new owner and his family, or can be rented out on Airbnb or Online Travel Agencies providing as much as an additional \$100,000 per year in revenue. Don't miss out on this incredible opportunity only minutes to the activity in Lake George with untapped potential and a fabulous lifestyle!



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