

Whispering Pines Cottages

Hudson Riverside Investment

About:

Discover a unique opportunity to own a charming riverside escape in Lake Luzerne, NY on the banks of the scenic Hudson River. Just 3 hours from Boston & NYC, is the perfect getaway for city dwellers seeking a peaceful retreat. With easy access to the majestic Adirondacks, this year-round destination blends natural beauty with adventure.

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365 E River Dr, Lake Luzerne, New York



MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group is pleased to present the Whispering Pines Cottages, a newly renovated riverside retreat in Lake Luzerne, New York. Situated on 5 beautifully wooded acres along the Hudson River, the property features 12 cottages, including a 7-bedroom lodge, a 4-bedroom house and ten 2-bedroom cottages, all with full kitchens. Just minutes from Lake George and Saratoga, it's an ideal spot for vacationers and short or long-term rentals. With a new dock, small beach, pontoon boat, kayaks, and keyless entry systems, this turnkey property is ready for new ownership and outdoor enthusiasts.

- ❖ 12 renovated cottages, 31 bedrooms, incl.: 7 bed lodge, 4-bed house and ten 2-bedroom cottages - all with full kitchens
- ❖ 5 acres along the beautiful Hudson River with a new dock, small beach, pontoon boat, kayaks, canoes and watersports
- ❖ Keyless entry for reduced operational costs; ideal for Airbnb, VRBO, long & short-term rentals
- ❖ Year-round rental potential with Adirondack outdoor activities
- ❖ Strong upside potential; Many recent capital improvements

Price: \$2,650,000





Investment Overview

Muroff Hospitality Group is proud to exclusively present the sale of the Whispering Pines Cottages. This peaceful, 5-acre riverside property is located along the Hudson River in Lake Luzerne, New York minutes from Lake George and Saratoga Springs. With strong year-round rental potential and an array of outdoor amenities, Whispering Pines is an ideal opportunity for investors seeking a tranquil getaway destination.

Interest Offered

Fee Simple interest in Whispering Cottages 365 E River Dr, Lake Luzerne, New York

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance with Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.

The Houses

Whispering Pines features a spacious 7-bedroom Waterfront Lodge and a 4-bedroom Waterfront Manor, both perfect for families or groups. These houses offer modern conveniences in a private retreat setting, with full kitchens and surrounded by the serene woodland of the property.



7-Bedroom Waterfront Lodge



Size: 3000 sq. ft.
Beds: 4 queens and 3 twins

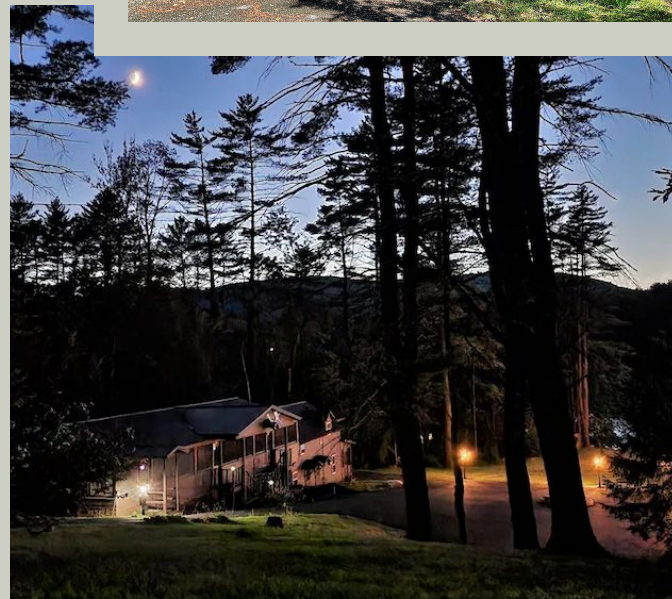
4-Bedroom Waterfront Manor



Size: 2100 sq. ft.
Beds: 5 queen beds

The Cottages

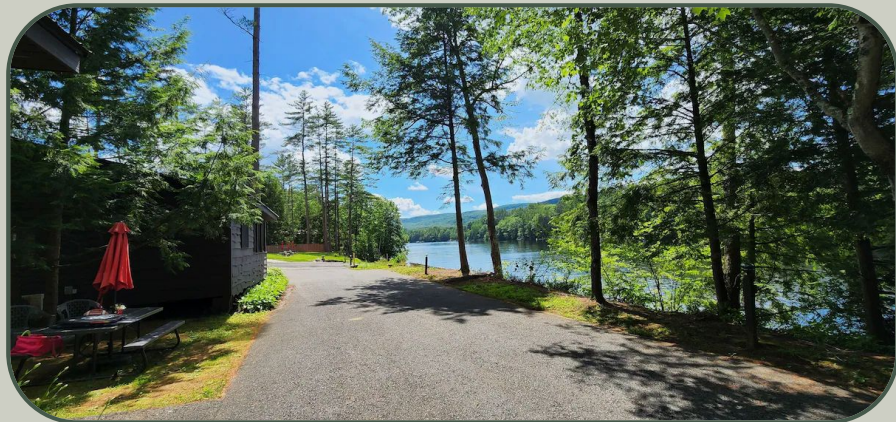
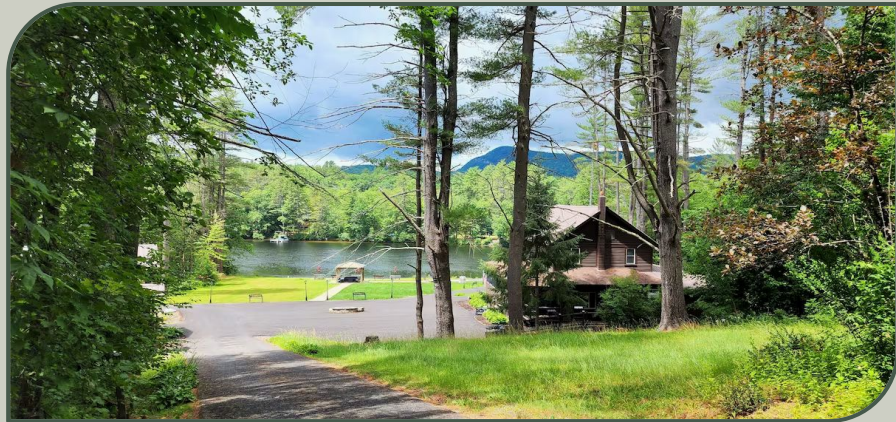
Whispering Pines Cottages offers a collection of 10 cozy cottages nestled along the banks of the Hudson River. Each cottage provides a charming retreat, blending rustic Adirondack character with modern amenities for a comfortable and inviting stay. Surrounded by serene woodlands and river views, guests enjoy a tranquil escape, complete comforts needed to unwind and connect with nature.



The Cottages



The Grounds





Beach, Dock, Gazebo & Fire Pit

Demographic Highlights

Located in the charming town of Lake Luzerne, New York, Whispering Pines Cottages sits along the scenic Hudson River in the heart of the Adirondacks. This peaceful retreat offers guests a perfect balance of nature and convenience, just a short drive from popular destinations like Lake George and Saratoga.

\$71,000+ Median Household Income

In 2022, the median household income of the 721 households in Lake Luzerne, NY grew to \$71,250 from the previous year's value of \$46,848.*

*Data USA



Neighboring Towns

Located 10-15 mins from Lake George and 20 mins from Saratoga Springs, Lake Luzerne is ideally situated for those seeking a peaceful retreat while still being within easy reach of popular regional attractions. The town's proximity to these vibrant destinations offers a great mix of relaxation & accessibility, for tourists year-round.



\$343K Median Home List Price

As of Sept 2024, the median listing home price in Lake Luzerne was \$343K, according to Zillow. The average home value is \$315,221, up 6.3% over the past year.

Nature and Outdoor Recreation

Lake Luzerne offers countless opportunities for outdoor enthusiasts, with its location along the Hudson River and within the Adirondack Park. With access to kayaking, canoeing, hiking, visitors are able to enjoy the changing seasons.



Historical Significance

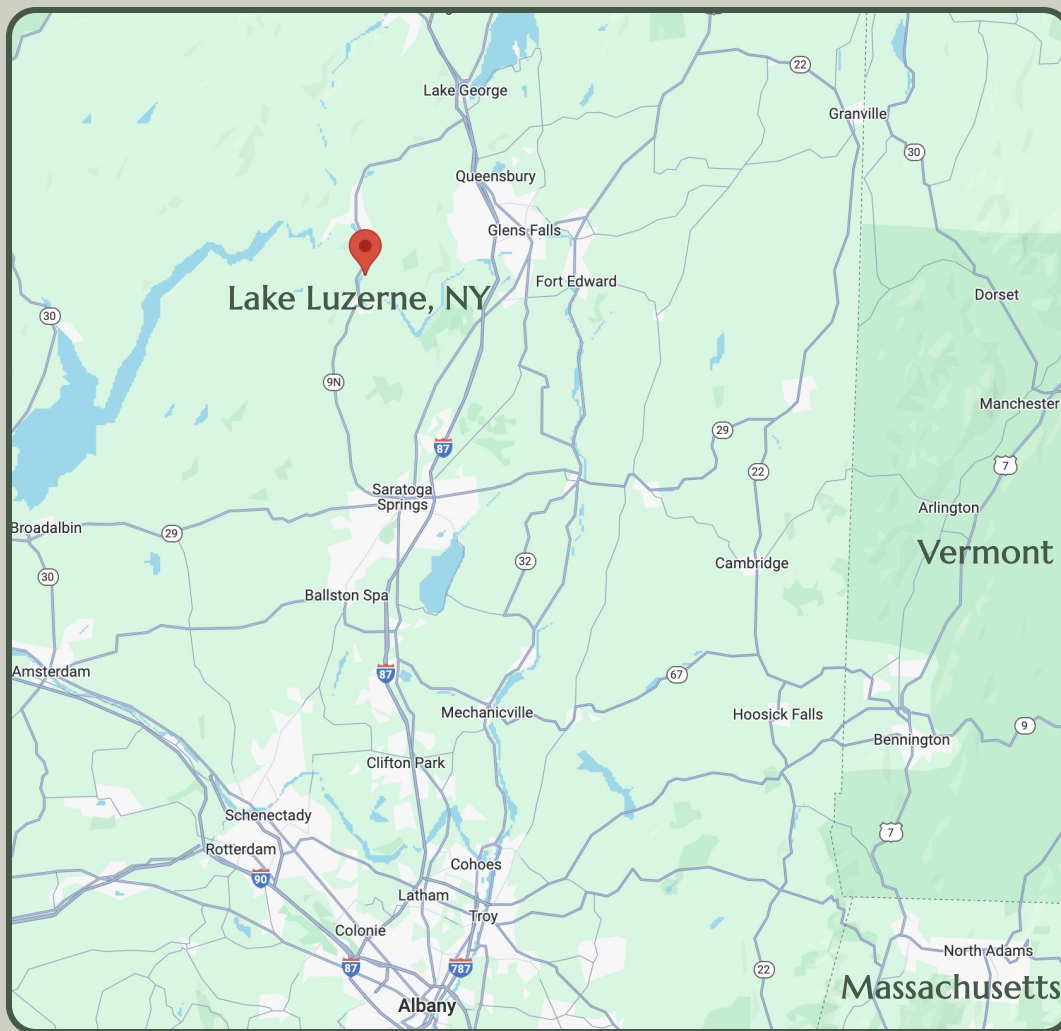
Lake Luzerne has a rich history dating back to its the late 1700s. The town has evolved through frontier trading, lumbering, and leather tanning, becoming a destination known for its historical landmarks and ties to the region's logging and ranching heritage. Visitors can explore more at the Hadley-Lake Luzerne Historical Society.



Location Map

365 E River Drive

Lake Luzerne, NY





Whispering Pines

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Meet Mitch:

Muroff Hospitality Group is a boutique, hospitality, brokerage and advisory firm dedicated to personalized service and comprised of seasoned hospitality professionals. With more than 50 years of hospitality experience, we serve the greater New York – New England region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers and restaurateurs alike. Mitch Muroff was a principal of Sage Hotel Corp., owning and operating 35 hotels throughout the Northeast and Canada. After selling their portfolio, he formed Muroff Hospitality Group. A licensed attorney and Realtor, Mitch has successfully negotiated the sale of dozens of hospitality transactions through an array of complexities with an unparalleled range of personalized service.

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