



Information Memorandum

Cabins at Chimney Mountain

1715 Big Brook Road, Indian Lake, NY 12842

All Offers will be Considered – Immediate Attention Required
Inspections by Appointment Only



Offering Summary

After nearly 40 years as a family vacation retreat, this estate property, known as “The Cabins at Chimney Mountain”, is now for sale to the discerning buyer seeking the ultimate escape. Located on a lake in the heart of the Adirondacks and yet only 4 hours north of New York City, this property will provide its owner with peace and solitude like no other property.

The privacy of this property is assured by the facts that:

- This is a remote location
- At the end of a cul-de-sac
- Surrounded by NYS wilderness

Of the 280+ acres, 18 acres are lakefront and improved with, among other things, two homes and six cottages. As the only private property on Kings Flow, the owner enjoys essentially a private lake. The state land surrounding Kings Flow is part of the NYS Siamese Ponds Wilderness area, a 114,010 acre mix of mountains and waters. See <https://www.dec.ny.gov/lands/53172.html>.

For anglers, Kings Flow teems with largemouth bass, yellow perch, white sucker, rock bass, black bullhead, and sunfish.

See https://en.wikipedia.org/wiki/Kings_Flow.

The current owners use this property for summer vacations, fall hunting trips, hiking, and winter skiing at Gore Mountain (24 miles to the East); and rent the cottages throughout the year.

This sale encompasses:

- 280+ acres
- 8 residential buildings (aggregating 30 bedrooms, 14 bathrooms and 12,500 sq. ft), consisting of:
 - 2 single-family homes in move-in condition, plus
 - 6 cottages,
- a barn filled with tractors and related equipment,
- all personal property in the cabins,
- select personal property in the two homes,
- water supply from 2 on-site wells, and
- back-up electric from 2 standby generators

Cabins at Chimney Mountain

1715 Big Brook Road Indian Lake, NY

Building	Bedrooms	Bathrooms	Square Feet	Year Built
Artie's House	5	2.5	2,500 SF	1990
Vic's House	5	2.5	1,760 SF	1987, Updated in 2016
Sugar House	1	1	530 SF	1980
Commissary With 3 units	6	3	2,620 SF	1980's
Main House	3	1	1,420 SF	1980's
Beechnut	3	1	910 SF	1980's
Lakeside	3	1	1,000 SF	1980's
Hemlock	4	2	1,760 SF	2008
Totals	30	14	12,500 SF	1980s-2008

Additional Assets:

- a barn filled with tractors and related equipment,
- all personal property in the cabins,
- select personal property in the two homes,
- water supply from 2 on-site wells, and
- back-up electric from 2 standby generators



Cabins at Chimney Mountain



Vic's House

Garage

Artie's House

Barn

Beechnut Cottage

Hemlock Cottage

Lakeside Cottage

Commissary – 3 units

Woodshed & Garage

Main House Cottage

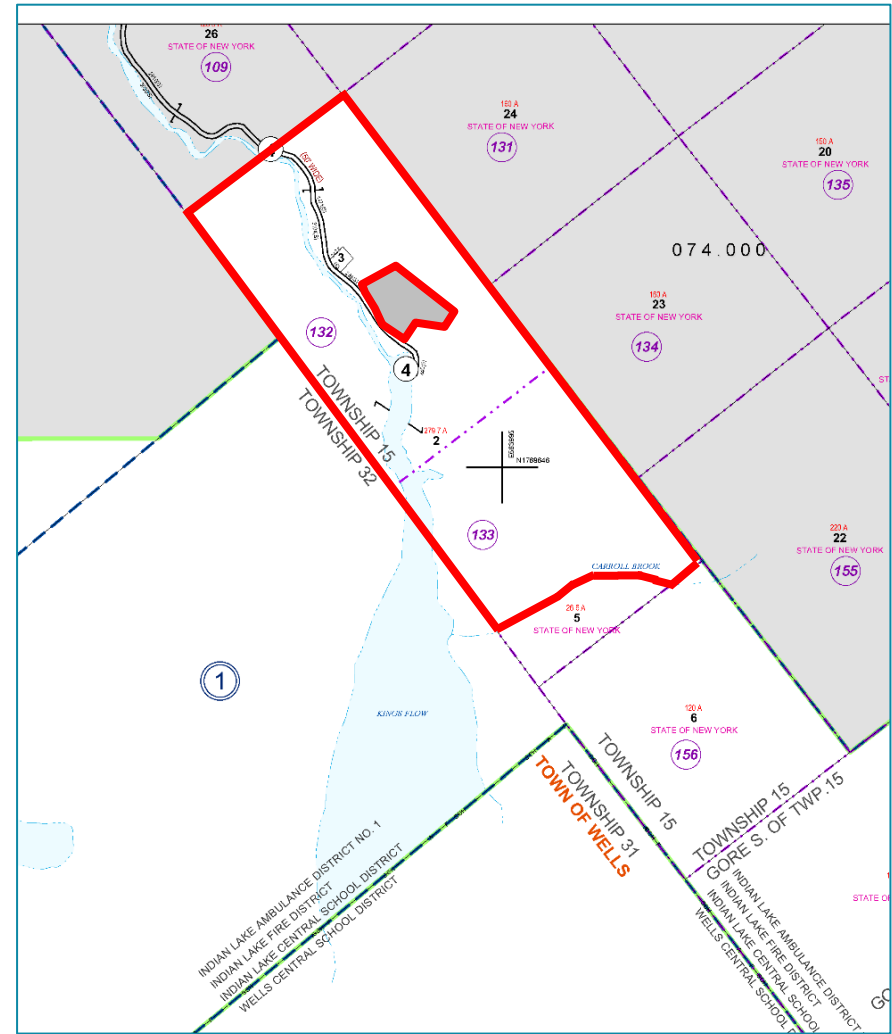
Sugar House Cottage

Property Tax Details and Tax Map

Property Data	
Tax Year	2019-2020
Property Address	1715 Big Brook Road Indian Lake, NY 12842
School District	Indian Lake
Property Class	417 - Cottages
Zoning Code	R/C (Residential/Commercial)
Total Taxes 2019	\$22,112
Total Utility Spend 2019	\$17,405

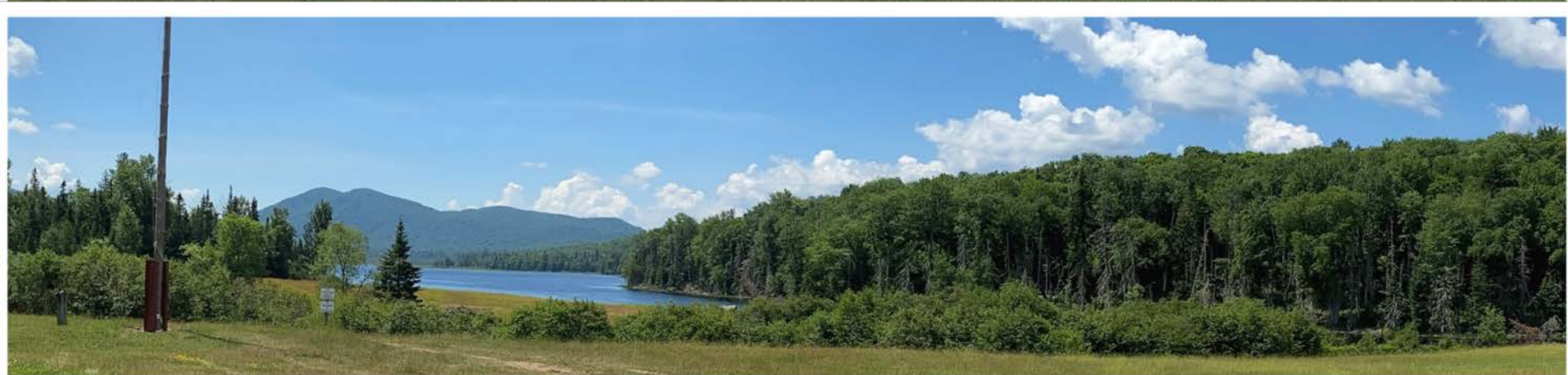
Tax Year	Tax Type	Original Bill
2018	School	\$10,548.80
2018	County	\$10,972.45
Display Details for Taxes Levied in 2018		
2017	School	\$10,289.81
2017	County	\$10,426.31
Display Details for Taxes Levied in 2017		
2016	School	\$9,792.05
2016	County	\$10,119.96
Display Details for Taxes Levied in 2016		
2015	School	\$9,750.10
2015	County	\$9,962.58

Source: Hamilton.SDGNYS.com





Property Photos and View from the Lake



Peace and solitude await...





Vic's House

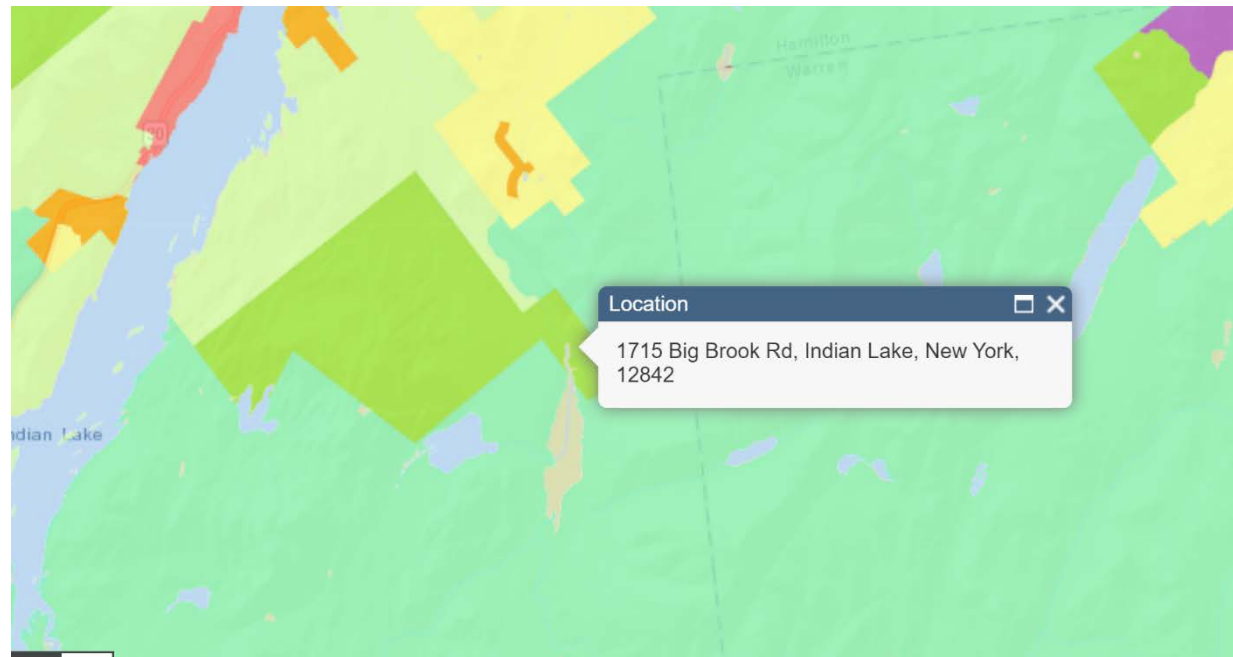
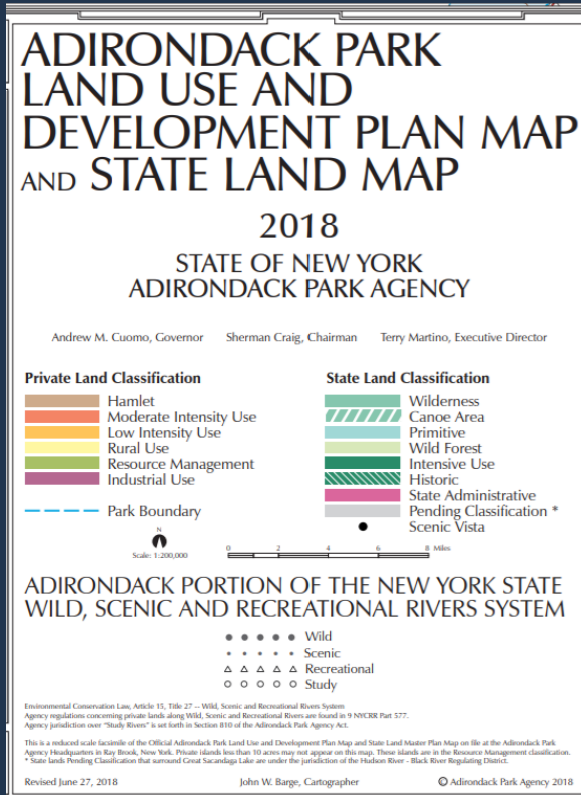




Zoning

Primary zoning: R/C
(Residential/Commercial)

Resource Management



An excerpt from [APA.NY.GOV](https://www.apa.ny.gov) on Resource Management zoning:

“Most development activities in resource management areas will require an Agency permit; compatible uses include residential uses, agriculture, and forestry. Special care is taken to protect the natural open space character of these lands.”

Aerial



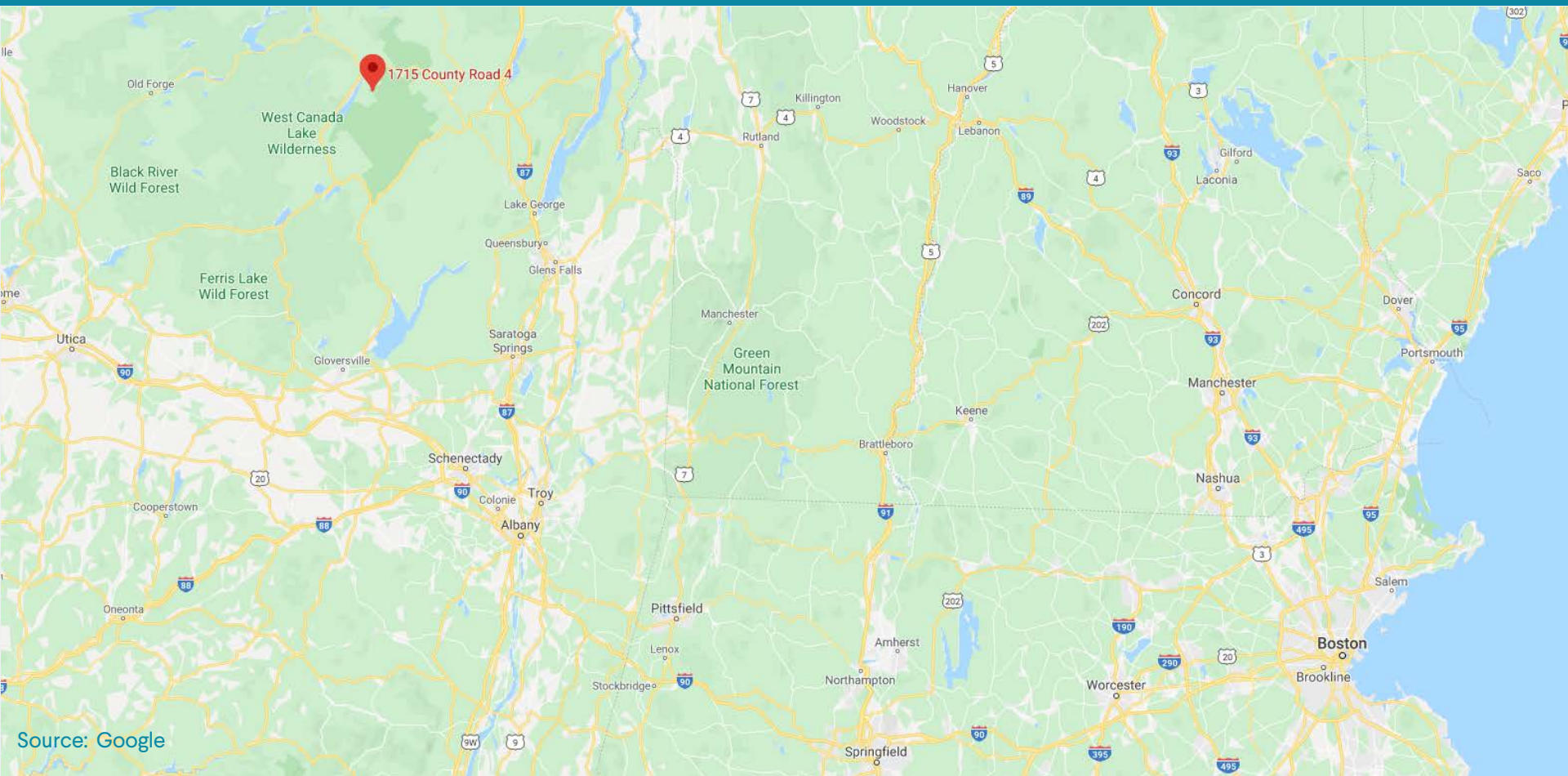
Source: Google

Activities near Cabins at Chimney Mountain

including snowmobiling,
hiking, white water
rafting, skiing, and more!



Location, Transportation & Access



Airports:

Adirondack Regional: 66 Miles

Albany International: 96 miles

Rutland S. Vermont Regional: 100 Miles



Roadway Access:

NYS Route 28 – 5 miles

Interstate 87 – 40 miles



Public Transportation:

AMTRAK –
Whitehall 71 Miles

Trailways Bus Depot –
Glens Falls, NY – 54 miles



Distances to Major Cities:

- Albany, NY – 103 miles
- Stratton, VT – 131 miles
- Rochester, NY – 213 miles
- Manhattan, NY – 248 miles
- Stamford, CT – 255 miles
- Boston, MA – 268 miles

Disclaimer

By receiving this Information Memorandum and/or participating in the sales process and/or contacting Keen, you (“Prospect” or “you”) agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Keen and do not participate in the sales process. Your participation in the sales process shall constitute your express agreement to the following terms and conditions.

1. Although Keen will endeavor for the Information to contain data known to them, which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that Keen or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
 1. have not made or expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, and
 2. shall not have any liability whatsoever to Prospect or any of Prospect’s Representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information
2. It is understood that Keen will arrange for appropriate contacts for due diligence purposes. All communications regarding a possible Transaction, requests for additional information, requests for inspections, discussions regarding making an offer and/or participating in the sales process, and/or, discussions or questions regarding procedures in connection with any possible Transaction, must be submitted or directed exclusively to Keen.
3. Brokers are protected for a two and one-half percent (2.5%) commission only if their representation of the buyer is confirmed in writing in the buyer’s written offer and contract.

Contact Information

All communications, inquiries and requests for information relating to these materials should be addressed to the Keen persons listed below, as representative of the Seller.

INSPECTIONS ARE BY APPOINTMENT ONLY

Interested parties must contact Keen to schedule access and not visit the premises on their own.

BROKERS

Brokers are protected for a two and one-half percent (2.5%) commission so long as their representation of the buyer is confirmed in writing in the buyer's written offer and contract.

Keen-Summit Capital Partners LLC

Harold Bordwin

Principal and Managing Director
646-381-9201 Direct
914-980-8555 Cellular
hbordwin@keen-summit.com

Heather Milazzo

Vice President
646-381-9207 Direct
hmilazzo@keen-summit.com

Matt Bordwin

Principal and Managing Director
646-381-9202 Direct
917-929-1436 Cellular
mbordwin@keen-summit.com

Anthony Cardillo

Manager
516-655-0313 Cellular
acardillo@keen-summit.com