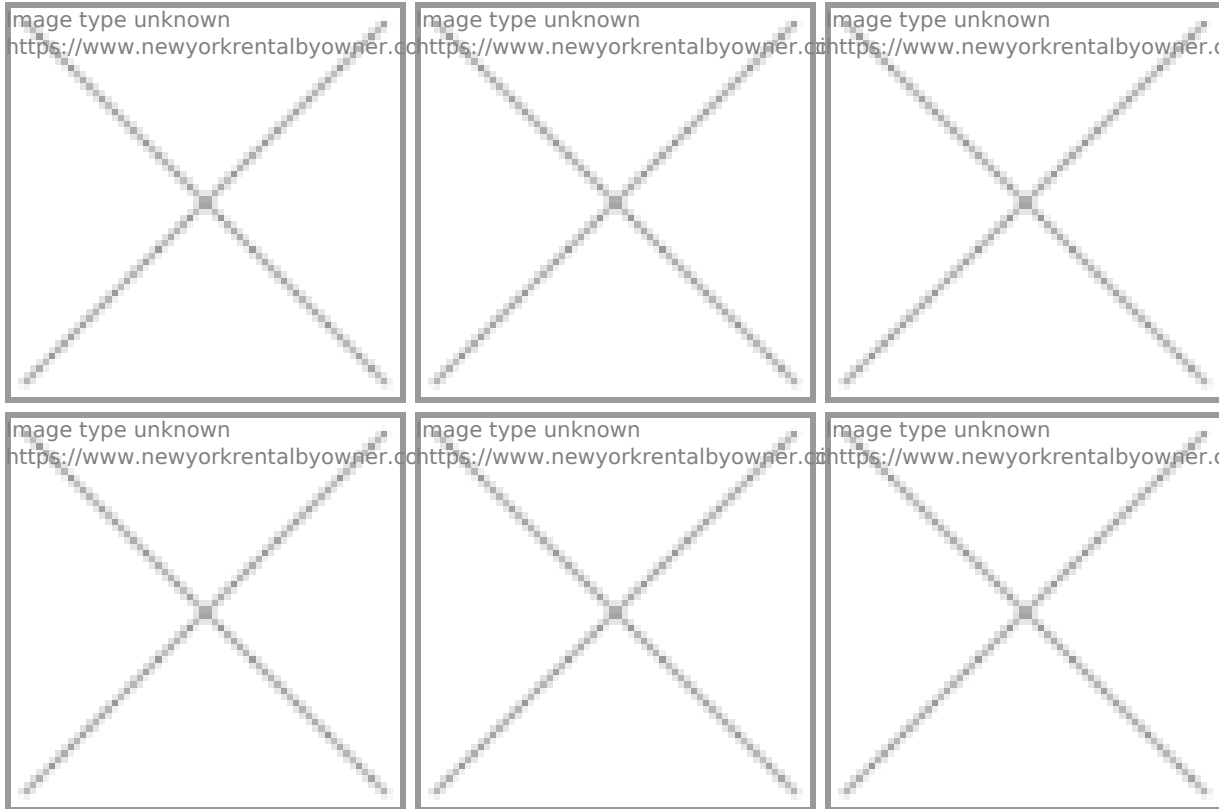


COZY RETREAT HOT TUB+SAUNA+POOL + More

Summary

The perfect getaway within one hour of NYC pool, sauna, hot tub, steam room and fireplace, relaxation guaranteed!
Walking distance of train.



Description

The perfect getaway within one hour of NYC pool, sauna, hot tub, steam room and fireplace, relaxation guaranteed!
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Welcome to your home away from home in Garrison.

Do you have a special Birthday? Anniversary? How about a work retreat ? or do you want a break from the concrete jungle ?

This charming 1910 farmhouse is perfect for resting, relaxation, restoring. It is fantastic for preparing meals as a group and having decadent dinners with close friends or colleagues. Mature guests who can appreciate the tranquility of this peaceful setting. I am sorry we can not accommodate weddings but have a great alternative. Think country, cozy, intimate, serene, quiet and restorative There is noise ordinance in the town. Loud sounds taken inside at 10-pm.

There are three buildings on the property and you will have access to the main house and all the amenities. The proprietor has access to the other buildings.

There are many great homes in this area. Although our home is truly a retreat. I once wanted to own a spa and the closest I have come is adding endless amenities. The grounds are beautifully landscaped allowing for a walking

meditation admiring the wonders of nature.

Using our outdoor walking labyrinth calms your mind as you weave into the center and out. Adjacent is the hot tub to soak your weary bones.

The outdoor living room cabana is equipped with a gorgeous stone fireplace (we provide the wood for your convenience use as much as you like additional fee does apply). A glass of wine and the flames of a fire are a great way to end a summers day. Lounge by the pool and or revitalize in the sauna, you choose. Keep in mind the pool and pool area are opened seasonally (at the owners discretion). The pool is heated by the warmth of mother nature, we have recently added pool heater. (The cost of propane is an additional).

We have a king, full, queen and one twin mattresses on the second floor (which sleeps 7 people). The trundle beds are great for overflow and perfect for night time use. The porch has a two twin bed and a full size mattress (sleeps 4). The porch is now heated. There is now a full sleep sofa in the living room as well.

More simplified:

Master Bedroom - 1 king

Second bedroom - 1 full, 1 twin

Third bedroom - 1 queen Porch - 2 twin, 1 full

Studio - 1 king, 1 queen, 1 full futon

Living room - Sleep sofa

The only question you will be asking yourself each day is which means should I use today to relax? Perhaps take a bath in the pedestal claw foot like bathtub surrounded by candles in the master bedroom? Or indulge in a steam shower? Or lounge on the deck off the master bedroom? Or do you love to cook?

Our sunlight kitchen with Viking stove with 6 burners and griddle allows for plenty of creativity and hours of entertaining.

One charming feature of being in the Garrison area are dirt roads and driveways. We are preserving this feature and have a dirt driveway (A wet winter or spring could mean a little mud).

Wireless internet and cable are available.

We are a two-minute drive to the Metro-North Poughkeepsie line train station or a 15-minute walk.

Lastly, we thrive on feedback and suggestions only in this way can we continue to enhance the beauty of this retreat space. If you rent with us know that you can contact us anytime to assist in making your stay delightful.

Some of our guests have rented this home for corporate retreats, special small milestone birthday parties celebrating 30's, 40's, 50's (groups of 8-16) etc, as headquarters for a local wedding (the bridal party gets ready at the house and heads out to the venue).

Each confirmed guests receives a 50-page booklet of local activities when requested. Massage, yoga and catered meals available upon request.

Lots of options. What are you waiting?

Proprietor may be on-premise in the third building

We allow dogs up to 20 lbs \$50/night, 50lbs \$75/night, over 51 lbs \$100/night.

Preserving this space is very important. Be sure to clean up after your four-legged friend. There are certain details/house rules which need to be discussed further request upon booking. Bringing a dog without prior notice will result in an automatic charge of \$250.

(Rates will change April - October and Holidays 3-night minimum) If the weekend is not booked ask about last minute specials. * Ask about the rate for film and photography shoots rates begin at \$2500.

* Guests not staying overnight but just visiting will be charged a \$25/pp fee. When you book your stay please let us know how many guests. There is a \$50 fee per each additional guest(after 4 guests), no matter what the age of the guest.

* If booking a single night there is a \$350 surplus. Early arrival or late departure may incur an additional fee. Definition of a guest is anyone who stays in the home for an extended period of time (equal to 2+ hours).

* All renters may clean the BBQ grill and refill the propane tank to avoid fees associated with BBQ usage. Otherwise, we do it all for \$50. Here's a sure-fire way to get fast approval.

When you request to stay, answer the following 3 questions:

1. Where will you be coming from?
2. Who will you be traveling with?
3. What will you be doing while you are in town?

We want your stay in Garrison to be the best and we look forward to hosting you Local attractions include : Dia Museum and many galleries in Beacon, NY • West Point U.S. Military Academy • New York Renaissance Faire • Woodbury Common Premium Outlets • Sugar Loaf Art & Craft Village • Appalachian Trail • Orange County Fairgrounds • Orange County Choppers • Museum Village in Orange County • Harness Racing & Hall of Fame at Goshen • Brotherhood Winery Tours • Storm King Art Center • Antiques • Farmers' Market • Craft Fairs • Golf • Art Galleries • Factory Outlets ***FYI - We do have the Ring camera system at the front door for your safety and ours.

*** Guests have access to all amenities (except the seasonal areas). The red barn and gray building and basement are off limits. The gray building is the proprietors who may be on-premise. When you book your stay please let us know upfront how many guests are expected? The nightly booking fee includes up to 6 guests. That means if you have friends, coworkers, or anyone else that is coming into the house, they are considered a guest. As an effort to keep our rate low, we price the base of the home low and charge more for extra people. This is done specifically to keep our rates low.

If you have over the number of guests you have made your reservation for, you will be automatically charged the difference or we reserve the right to cancel your reservation with NO refund. Interaction with guests is kept to a minimum unless of course, you need assistance. Whenever possible I do a walkthrough of the property creating a lay of the land. Otherwise, we can accomplish the same walkthrough over the phone. Also, a white binder has the house notes which you can resort to if any questions arise.

Also, the notes will be sent prior to your arrival. Given some recent changes to the rental policy, Proprietor may come, go and stay in the third building. Although we are sometimes on the premises, the house, and amenities are yours...

ENJOY! Right across the street is a historic home with 50 acres and horses. The Garrison Cafe is within walking distance in case you need a quick cup of coffee. If you like to run there are dirt roads for a quiet country jaunt. Peace, tranquility, and calm are important to preserve this listing. This area is residential which means there are neighbors although you can't see them they can hear you. Loud sound has to be turned down in accordance with the noise ordinance.

Dinner level music by the pool ONLY. If your group needs to be loud, and wild do it inside with the windows/door closed or this may not be the place for you. We are within a 15-minute walk of the Metro-North train station or two-minute car ride. Having a car is useful. Many hiking trails are accessible within walking distance.

Other Things To Note:

This home welcomes people of all religions, nationalities, and genders!

In the unlike event of unforeseen circumstances, the following applies:

Choice of Law. This Agreement has been entered into in the State of New York and the validity, interpretation and legal effect of this Agreement shall be governed by the laws of the State of New York (but not its conflict of law rules) as applicable to agreements wholly negotiated and to be performed within New York by residents thereof. Guests and all visitors agrees that any and all disputes or controversies arising under this Agreement or any of its terms, any effort by any party to enforce, interpret, construe, rescind, terminate or annul this Agreement, or any provision thereof, shall be resolved by binding arbitration before a single, neutral arbitrator, who shall be a retired judge of a state or federal court. All arbitration proceedings shall be conducted under the auspices of the American Arbitration Association, under its Commercial Arbitration Rules, through its New York, New York office.

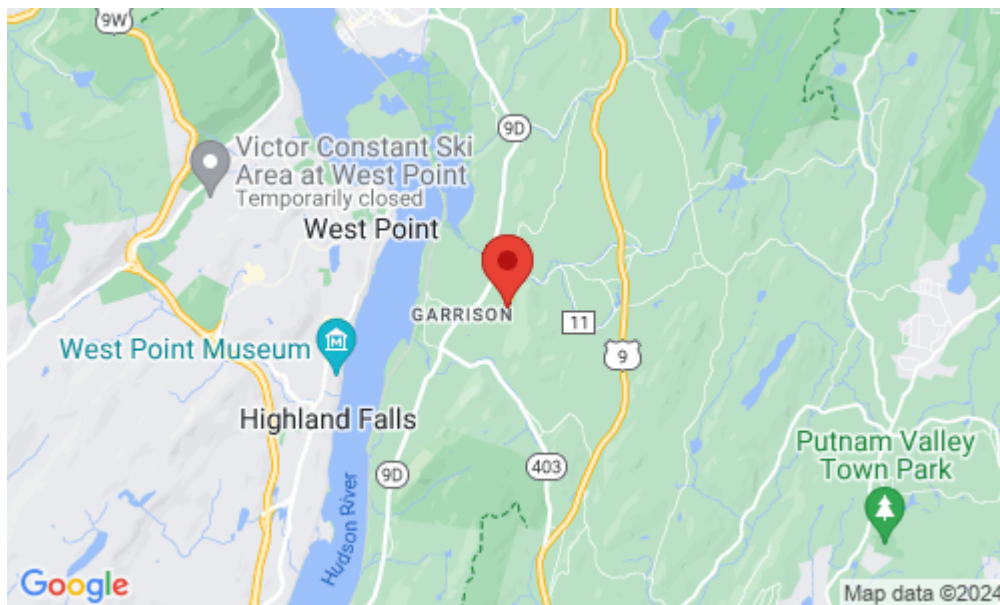
Guests and all visitors agrees that the arbitration proceedings, testimony, discovery and documents filed in the course of such proceedings, including the fact that the arbitration is being conducted, will be treated as confidential and will not be disclosed to any third party to such proceedings, except the arbitrator(s) and their staff, the parties' attorneys and their staff, and any experts retained by the parties.

Map

Address: 26 Nelson Lane

Zip Code: 10524

Latitude / Longitude: 41.38111 / -73.93254



Accommodation, Features

House

Bedroom(s): 5 (12 Sleeps)

Double: 3, King: 2, Queen: 2, Sleep Sofa: 1, Twin / Single: 3

Bathroom(s): 2

Combination Tub / Shower: 1, Half Bath: 1, Tub: 1, Walk-in Shower: 1

Suitability

- **Long term rentals:** Yes

- **Pet Friendly:** Some pets, please inquire
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

Vacation Types

Away From It All, Family, Pet Friendly, Tourist Attractions, Year-Round Vacation Rentals

Location Type

Mountain View

Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Fitness Room / Equipment, Hot Tub, Linens Provided, Outdoor Grill, Pool, Towels Provided, Wireless Internet, Wood Stove

Indoor Features

Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Refrigerator, Stove

Outdoor Features

Deck / Patio, Hot Tub Spa, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Private Pool

Access & Parking

Secure Parking

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$350	One time

Policies

Check in: 04:00, **Check out:** 11:00

- Amenity limitations - Pool / sauna can be used until 10pm. Hot tub can be used until 11pm.
- Security Deposit - if you damage the home, you may be charged up to \$1000
- Cleaning Fee \$300

Additional Rules

House notes will be sent through email. Here is a quick view of house rules :

Welcome to the quaint town of Garrison.

We hope you will enjoy your stay.

We have put these notes together to answer questions which may arise.

Please feel free to leave suggestions or a note in the "Be Happy " book. We offer a \$25 gift if you post a

recommendation on the (SENSITIVE CONTENTS HIDDEN), Airbnb, etc .

Our mission is to create wonderful memories

P.S. We have iron deposit in the water and are continually taking measures to minimize its effect. The orange/rust color you may see is where we have lost the battle, thank you in advance for your understanding. Be gentle on the septic system discard feminine products in the trash.

This is a smoke free home

Please have guest dispose of cigarette butts in the appropriate place
(smoking inside the house will result in a \$1000 fee)

Check In - 4pm

Check out -11 am

(We are busy prepping for your arrival prior to check in and prepping for the next guest when you check out - If available early/late check an \$200 as we need to bring in additional cleaning people to expedite preparation)

Noise pollution has become a major concern as this area is residential. Mature guest understand that neighbors are near and continue to support my business venture provided my guests do their part and keep sound respectful. Music must be kept at a dinner level during the evening.

At 10:30pm the noise ordinance is in effect and loud sounds are taken inside. There is a WHISPER ZONE by the hot tub. After 13 years history has forced me to implement a \$250 fee for those who violate this request. I split this money amongst my neighbors for being inconvenienced. I would prefer not to do this, help me by letting all guests know that we love visitors but the peace and tranquility must be respected.

See House Manual for more instructions. Please forward to all guests in your party this way everyone has a lay of the land.

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