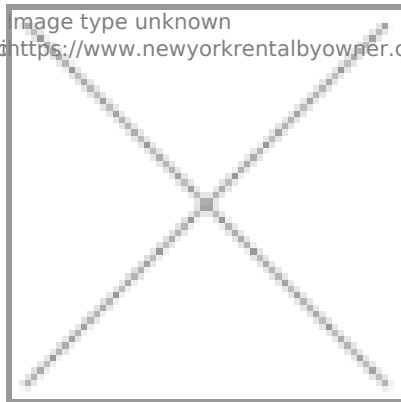
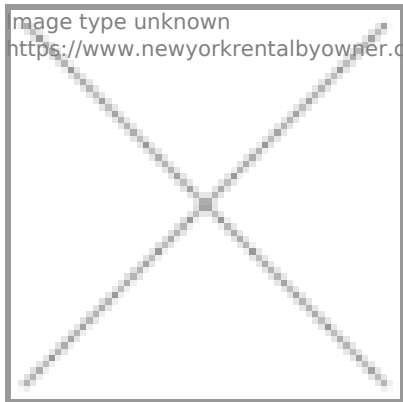
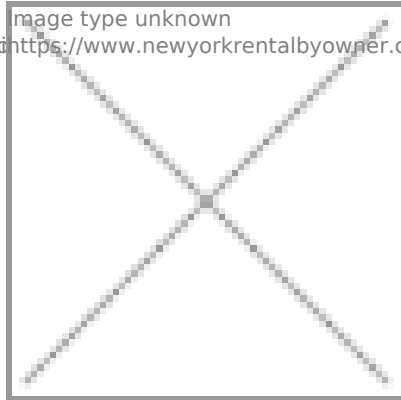
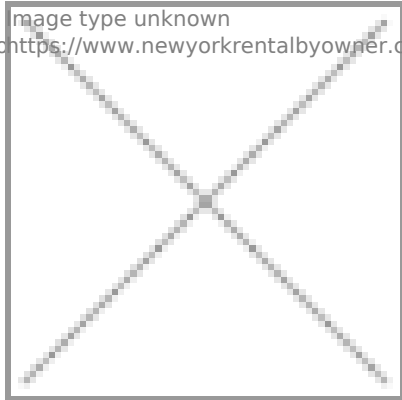


8 Brook St- Large family home in the heart of town.

Summary

Located in Bolton Landing, NY a quaint, charming, resort town on beautiful Lake George.



Description

After being shut down for a period of time due to extensive water damage, we are excited to have our property available for booking. As of July 29, 2023, a full renovation of the first floor has been completed so everything is brand new.

Located in Bolton Landing, NY a quaint, charming, resort town on beautiful Lake George, this elegantly appointed, three-story, country style home is the perfect get-away for a fresh and relaxing respite or action packed adventures. This back street home with central air conditioning offers spaciousness and comfort. From the back porch with gas grill, picnic table and Adirondack chairs you will enter the fully equipped, bright, airy kitchen with Jenn Air stove top and double wall oven. In addition to ample kitchen storage there is a utility room off of the kitchen with extra storage and a second refrigerator. You will find dinner service for 16 as well as children's dishes and all of the cookware, serving dishes and utensils needed for meal preparation. Eat at the kitchen peninsula or at the dining room table with seating for 10. If more room is needed for dining spill over into the cozy lounge with island and cocktail seating. The lounge has a large screen, smart TV, bar sink, beverage refrigerator, and sliding glass doors to the front porch. On the mahogany front porch there is a dining table and Adirondack chairs. A tranquil place to dine, relax or play late night card games. The first floor also has an elegantly furnished living room with a large screen, smart TV and a full bathroom.

The oak staircase takes you to the second floor where all 4 bedrooms are located. Bedroom 1 has a king bed, walk in cedar lined closet, and large screen smart TV. Bedroom 2 has a king bed, large screen smart TV and built in book

case. Bedroom 3 has a queen bed, large screen smart TV and there is a full bathroom with walk in shower within this room. Bedroom 4 is ready for the kids with two twin bunk beds. In addition to the full bathroom within bedroom 3, this floor has a full bathroom with a newly tiled walk in shower as well as a brand new bathroom with tiled shower/bathtub and double sinks. Also on the second floor is the laundry closet with full sized Maytag washer and dryer.

Continue on to the third floor bonus/game room. Here you will find a foosball table, air hockey table, large screen smart TV, 2 futons, chaise lounge, multiple bean bag chairs and a refrigerator.

The yard has lots of room for games. Enjoy badminton, spike ball, ladder ball, cornhole, croquet, shoot some hoops or sit and relax in the lovely screened gazebo. Plenty of off-street parking.

It is a quick walk to downtown Bolton with its dining, shops, beaches, and marinas. Being located on Lake George, the "Queen of American Lakes," is only one of the things that makes Bolton Landing an ideal vacation spot. There really is something for everyone to enjoy. To explore the lake rent a boat from a local marina, book one of the local charters or go to Lake George Village to take one of the Lake George Steamboat Company cruises. Use the trolley service to spend time exploring Lake George Village. Golf at one of the many local courses including the nearby Sagamore Donald Ross Signature Course. Take a hike on trails from beginner to advanced levels. Traverse the many trails at Up Yonda Farm and look for life in their pond. Book a hot air balloon ride. Check out local amusements and attractions including Six Flags Great Escape, Adirondack Extreme, Natural Stone Bridges and Caves, The Wild Center, Fort William Henry and Fort Ticonderoga. Take a day trip to Saratoga Springs, home of the Saratoga Race Course, Saratoga Performing Arts Center and the Saratoga Casino. Or take a day trip to Albany, the state capital. In the winter skate on the frozen lake, take a ski trip to nearby Gore or West Mountain, or go snowmobiling on the many area trails. Lake Placid, home of the 1980 Winter Olympics is only 1 1/2 hours away.

Rainy day? No problem! Relax at the house enjoying the game room, outdoor gazebo and covered porch. Or venture out. Explore the many shops on the main street in Bolton Landing as well as the Bolton Free Library. Take a trip to one of the many local museums including the Bolton Historical Museum, the Marcella Sembrich Opera Museum, the Blue Mountain Lake Museum, the Star Trek Museum and the World Awareness Children's Museum, to name a few. Shop at the Lake George Factory Outlets. Take in a movie at the Aviation Mall Regal Movie Theater. Check out indoor amusements at Sky Zone Indoor Trampoline Park, The Fun Spot or Adventure Family Fun Center.

Map

Address: Bolton Landing, NY

Zip Code: 12814

Latitude / Longitude: 43.55978212539985 / -73.65824859518433



Nearest Bar		0.2 miles
Nearest Beach	Rogers Memorial or Veteran's Memorial	0.5 miles
Nearest Golf	Sagamore Golf Club- Donald Ross Signature Course	1.8 miles
Nearest Restaurant		0.2 miles

Additional Property Information

Booked weekly during peak season with Saturday check-in only.

Accommodation, Features

House

Bedroom(s): 4 (12 Sleeps)

Bunk Bed: 2, Futon: 2, King: 2, Queen: 1

Bathroom(s): 4

Combination Tub / Shower: 1, Walk-in Shower: 3

Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** Some pets, please inquire
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Not suitable

Vacation Types

Adventure, Away From It All, Beach, Family, Historic, Romantic, Ski/Snowmobile, Sports & Activities, Tourist

Attractions, Year-Round Vacation Rentals

Location Type

2024 Solar Eclipse, Downtown, Near The lake, Village

Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Keyless Entry System, Linens Provided, Outdoor Grill, Telephone, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Activities / Restaurant Guide, Alarm Clock, Blender, Child Highchair, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

Outdoor Features

Deck / Patio, Lanai / Gazebo, Lawn / Garden, Outdoor Gas Grill, Picnic Table, Porch / Veranda

Access & Parking

Garage, Parking for RV/Boat/Trailer, Parking Off Street

Activities

Activities & Adventure:

Antiquing, Basketball, Bird Watching, Boating, Cross Country Skiing, Cycling, Fly Fishing, Freshwater Fishing, Gambling Casinos, Golf, Hiking, Horseback Riding, Hot Air Ballooning, Hunting, Ice Skating, Jet Skiing, Kayaking, Miniature Golf, Mountain Biking, Mountain Climbing, Outlet Shopping, Paddle Boating, Parasailing, Photography, Rafting, Sailing, Scenic Drives, Shopping, Sight Seeing, Skiing/Snowmobiling, Sledding, Snowboarding, Snowmobiling, Swimming, Tennis, Walking, Water Skiing, Water Tubing, Whitewater Rafting, Wildlife Viewing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$800 - \$1,000		\$5,000 - \$6,300	-	3 Nights	-
02-Jan-2024 - 23-May-2024 Pre Season	\$800	-	\$5,000	-	3 Nights	-
24-May-2024 - 26-May-2024 2024 Memorial Day	\$900	\$1,000	-	-	3 Nights	-
27-May-2024 - 27-Jun-2024 Pre Season 2	\$800	\$850	\$5,000	-	3 Nights	-
28-Jun-2024 - 13-Sep-2024 2024 Peak Season	\$857	-	-	-	7 Nights	Sat - Sat
14-Sep-2024 - 31-Dec-2024	\$800	-	\$5,000	-	3 Nights	-

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$312	One time
Pet Fee	Optional / Seasonal	\$208	One time
Security Deposit (Refundable)	Required	\$500	One time
Warren County Occupancy Tax	Required	4%	One time

Policies

Check in: 15:00, **Check out:** 10:00

Reservation Deposit

Reservations require an initial payment of 50% of the rental rate plus the security deposit to be sent with the signed vacation rental agreement within 72 hours of acceptance of the reservation request. The remaining balance of rent, taxes and fees is due 60 days prior to the arrival date. If the reservation is made within 60 days of arrival the total balance due is required along with the signed rental agreement.

Confirmation of reservation

Confirmation of the reservation will be emailed or mailed to the Renter upon receipt of the reservation advance payment and after signing and returning the Vacation Rental Agreement. Please read the confirmation for accuracy of dates, mailing address, number of adults and children and accommodations. Any errors must be reported immediately.

Damage & Security

The cost of any unreasonable damage caused by the renter will be deducted from the security deposit. The renter will be responsible for any damage caused in excess of the security deposit and will be invoiced separately. The security deposit (\$500.00) will be returned to the renter by the owner after the owner/caretaker has inspected the property and the following conditions have been met.

- a) No damage is done to unit or its contents beyond normal wear and tear.
- b) No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay.
- c) All debris, rubbish, and discards are placed in receptacles located in the garage. d) Soiled dishes are placed in the dishwasher and cleaned.
- e) No linens, towels or other items are lost or damaged.
- f) No remote controls are lost or damaged.
- g) The renter is not evicted by the owner, the representative of the owner or the local law enforcement.

Additional Info

Utilities and Linens

The owner will provide the renter with water, heat and electricity. All the beds will have linens, blankets and pillows. There will be a set of towels for each guest. There are also beach towels. Bed linens and towels are not changed during your stay. The start-up set of soaps, toilet tissue, paper towels and trash bags are not replenished. All utilities are included in the total rental price.

Pets

You acknowledge that NO PETS are allowed in or on the premises unless expressly authorized by the Owner. Pets (DOGS ONLY) must be pre-authorized by the owner. The NON-REFUNDABLE pet fee is \$150.00 per stay up to a week. This fee does not cover damage, breakage, or extra cleaning caused by the pet.

- a) All pets must be potty-trained (no puppies allowed) and on leashes at all times when outside.

- b) Pet owners are responsible for cleaning up any/all pet refuse.
- c) Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
- d) All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventative is highly recommended.
- e) All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. All items above are the sole responsibility of the pet owner.
- f) The homeowners assume no responsibility for illness or injury that may incur to pets while on the premises.
- g) "Vicious or Dangerous Dogs" trained for dog fighting or with any tendency or disposition to attack any dog, other domestic animals or humans without provocation, are not permitted at any time.
- h) If you leave the premises with your pet unattended at the home, the pet must be in a crate or pet carrier while you are gone or gated in the kitchen.

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<https://www.newyorkrentalbyowner.com/public/upload/qrcodes/54bace6bd595baccd9626108eb00c100L4.png>