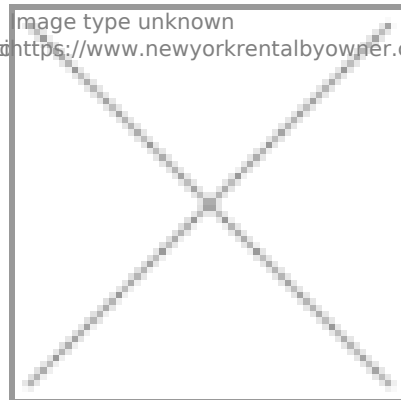
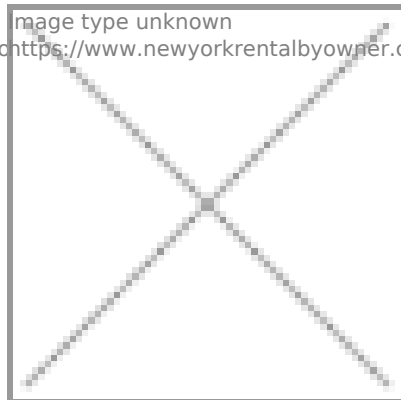
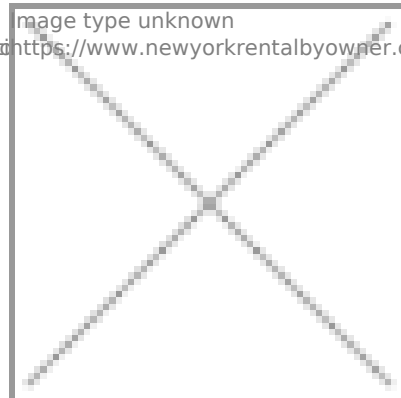
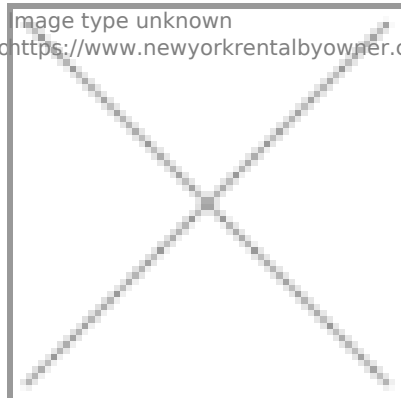


ADIRONDACK LUXURY VACATION HOME "LARKIN POINT"

Summary

Discover the hidden side of the Adirondacks, where there is no shortage of spectacular mountain vistas, pristine nature and picturesque towns...



Description

For instant bookings go to our website and choose Larkin Point

This small-town gem boasts some of the darkest skies due to no light pollution in the Northeast, making it perfect for stargazing. Year-round activities for those who love adventuring in the great outdoors abound - in the Winter season, gaze into the star-studded cosmos by night or perhaps embark on a lantern-lit sleigh ride; ski Whiteface Mountain the home of the 1980 Winter Olympics, ski the local cross country trails, go snowmobiling or snowshoeing by day.

If you're visiting during the other seasons, explore the miles of hiking trails offering countless routes through unforgettable scenery and endless views of the Adirondacks; go canoeing or kayaking on the Lake or test your luck fishing. For foodies, there's also no shortage of farm-to-table seasonal culinary offerings, fantastic local restaurants, and artisan breweries to tap into. The perfect educational day-outing for families includes a visit to The Wild Center with its suspended tree-canopy walkway and the Adirondack Sky Center & Observatory. Stroll through the Tupper Art Center to view the creative works by local artists, or visit the Six Nations Indian Museum.

With over six million acres in the Adirondack Park, there are many amazing things to encounter, Tupper Lake

makes for the ideal escape to start an adventure! Tucked away along the scenic calm waters of Tupper Lake, guests can dwell within a marvelous wooded lodge-residence retreat that is set on 14-acres of secluded property and its very own 1500-ft of waterfront.

The residence is outfitted with an entire wall of picture windows and French doors as well as enclosed porches and large open decks that all overlook the awe-inspiring vistas. Each of the 7 spacious bedrooms offers views to the surrounding lake. There is a natural beach that is an ideal launch -point for kayaks, paddleboards and canoes. The docks offer areas for docking motor crafts and swimming. The natural fire pit on the granite point offers a respite for observing both family fun on the water and glorious sunsets.

The property's spacious interior crafted in classic Adirondack style encompasses three levels of multiple gathering and entertaining areas, making it the perfect vacation residence for a large family and friends group.

The original 5 bedroom camp built-in 1901 has been fully restored and with the newly built great camp offers 9,000 square feet of entertainment and living area. Custom built with architectural natural elements of stone and wood, this lake house showcases beautiful interior and exterior spaces and is meticulously decorated with fine furnishings throughout. Gather around in the Great Room with its vaulted high ceilings and stone fireplace, while marveling at the lovely lake views from either inside or out on the expansive wooden deck.

Enjoy cooking and entertaining in the fully-equipped Chef's Kitchen (including a separate prep area with additional refrigerator and freezer); dine around together for family meals in the Dining Room or out on the screened-in dining lounge and deck area; sip crafted cocktails in the clubby ambiance of the handsome bar or escape into the wine room.

Slumber in any of the wonderful Ralph-Lauren-inspired seven bedrooms all with lake views, each uniquely decorated with Americana luxury furnishings, posh bedding and linens; even the seven spacious bathrooms evoke an outdoorsy-wooded retreat ambiance, with lovely tubs and showers. Wander into the backyard to find an oasis of serenity, provided by the Lake views, small sandy cove beach for swimming, Adirondack seating and deck space with chaise recliners.

Swimming is allowed on the beach and off the dock pier. Guests have access to canoe, kayaks and stand-up paddleboards, including a water trampoline (depending on time of year). When visiting during the winter season, guests can enjoy ice skating on the lake in the front yard. Larkin Point Pontoon boat available for rental. Additional boats are available nearby for rent for exploring the lake and fishing outings.

Map

Address: Tupper Lake, NY

Zip Code: 12986

Latitude / Longitude: 44.223949 / -74.464057



Nearest Airport	Saranac Lake	25 miles
Nearest Bar	Trail's End	5 miles
Nearest Golf	Tupper Lake Golf Club	4 miles
Nearest Ski	Whiteface	40 miles

Additional Property Information

Pontoon Boat Rental: \$2200 per week, 50% non-refundable rent deposit due upon booking. \$500 security deposit due 30 days prior to rental refunded 14 days after stay if boat is in original condition.

Hourly guided pontoon boat rides:\$150 per hour (minimum 2 hours)

Accommodation, Features

House

Bedroom(s): 7 (28 Sleeps)
Bunk Bed: 4, King: 3, Queen: 7, Sleep Sofa / Futon: 2, Twin / Single: 6

Bathroom(s): 7
Combination Tub / Shower: 2, Half Bath: 2, Walk-in Shower: 5

Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

Vacation Types

Adventure, Away From It All, Beach, Boat Friendly, Family, Lake Front, Large Events-Wedding/Reunions, Pet Friendly, Ski/Snowmobile, Sports & Activities, Tourist Attractions, Year-Round Vacation Rentals

Location Type

Beachfront, Lake View, Lakefront, Mountain View, Water View, Waterfront

Popular Amenities

Air Conditioning, Catering Available, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Fitness Room / Equipment, Linens Provided, Outdoor Grill, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

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

Outdoor Features

Beach Chairs, Boat, Deck / Patio, Dock, Fire Pit, Hammock, Kayak / Canoe, Lawn / Garden, Outdoor Charcoal Grill, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Porch / Veranda, Ski & Snowboard, Water Sports Gear

Access & Parking

Parking for RV/Boat/Trailer, Private Car Park, Secure Parking, Stairs

Activities

Activities & Adventure:

Antiquing, Bird Watching, Boating, Cross Country Skiing, Cycling, Fishing, Fly Fishing, Freshwater Fishing, Golf, Hiking, Horseback Riding, Ice Skating, Kayaking, Miniature Golf, Mountain Biking, Mountain Climbing, Paddle Boating, Photography, Rafting, Scenic Drives, Shopping, Sight Seeing, Skiing/Snowmobiling, Snowboarding, Snowmobiling, Swimming, Walking, Water Skiing, Water Tubing, Wildlife Viewing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$1,550 - \$4,000		-	-	1 Nights	-
08-Jan-2024 - 31-May-2024	\$1,750	-	-	-	1 Nights	-
01-Jun-2024 - 28-Jun-2024	\$3,000	\$3,000	-	-	5 Nights	Sat - Sat
29-Jun-2024 - 31-Aug-2024	\$4,000	\$4,000	-	-	7 Nights	Sat - Sat
01-Sep-2024 - 15-Sep-2024	\$2,500	\$2,500	-	-	5 Nights	-
16-Sep-2024 - 25-Nov-2024	\$1,750	\$1,750	-	-	1 Nights	-
26-Nov-2024 - 01-Dec-2024	\$2,500	\$2,500	-	-	3 Nights	-
02-Dec-2024 - 19-Dec-2024	\$1,750	\$1,750	-	-	1 Nights	-
20-Dec-2024 - 05-Jan-2025	\$2,500	\$2,500	-	-	3 Nights	-
06-Jan-2025 - 31-May-2025	\$1,750	\$1,750	-	-	1 Nights	-

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
21-Jun-2025 - 06-Sep-2025	\$4,000	\$4,000	-	-	7 Nights	Sat - Sat

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$900	One time
Franklin County Tax	Required	5%	One time

Policies

Check in: 04:00, **Check out:** 10:00

*50% Non-refundable Rent deposit due upfront on your booking to be deducted from the overall total due.

*Plus a 5% Franklin County Tax added onto your Rental rate

*Plus a \$900 cleaning Fee

*\$3,000 refundable security deposit required and will be returned if house is kept in good condition. Will be returned within 30 days of check out.

PET POLICY: No pets allowed

SMOKING POLICY: No smoking is allowed

CLEANING POLICY: Prices do NOT include a \$900 weekly cleaning fee

LINEN POLICY: Linens included

SECURITY DEPOSIT INFORMATION: A \$3000 security deposit , refunded 14 days after stay if house is kept in original condition and there is no need for excessive cleaning (due 30 days prior to rental).

50% Rent Deposit due upfront on your booking, to be deducted from overall total due. Non-refundable.

Additional Info

Pontoon Boat Rental: \$2200 per week, 50% non-refundable rent deposit due upon booking. \$500 security deposit due 30 days prior to rental refunded 14 days after stay if boat is in original condition.

Hourly guided pontoon boat rides:\$150 per hour (minimum 2 hours)

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