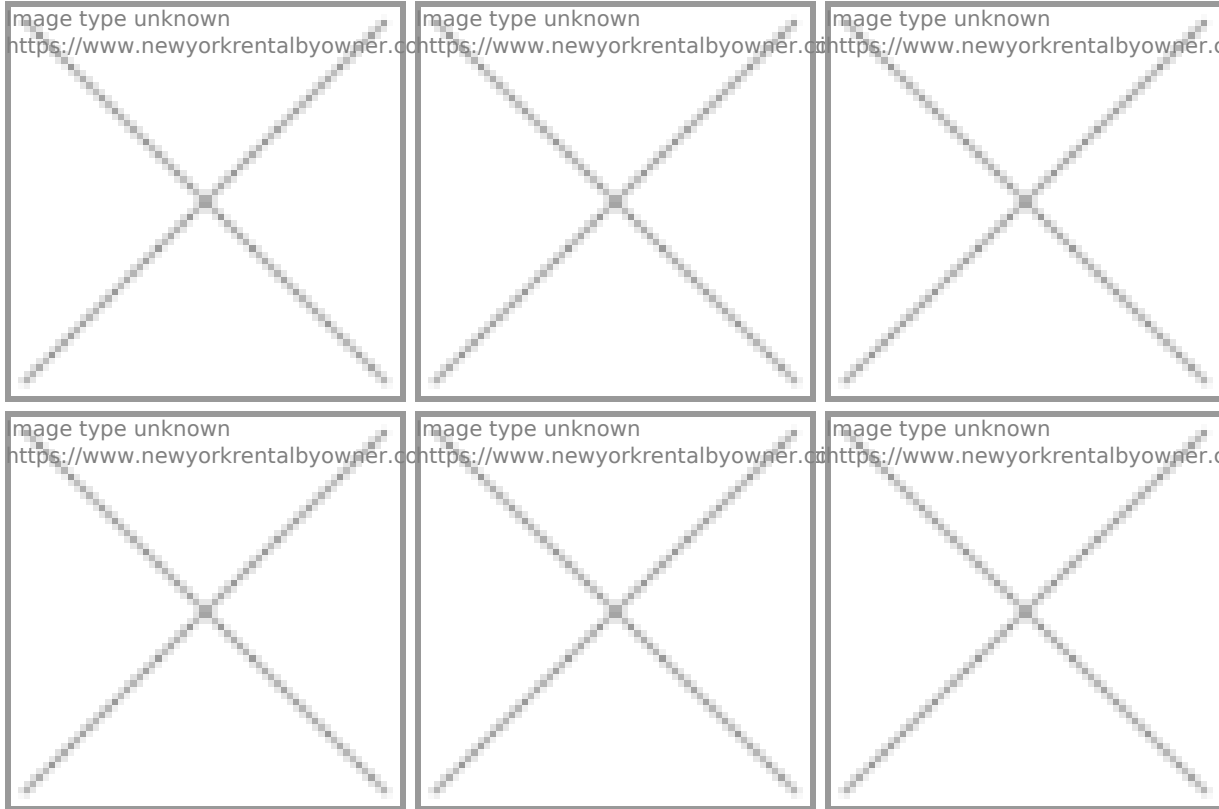


# ADIRONDACK LAKEFRONT HOME "BRIDGEVIEW"

## Summary

Bridgeview on Lake Simond is the perfect spot for a wonderful Adirondack vacation.



## Description

The house has an Adirondack great room with unique vertical log construction you remember from a by-gone era. It includes a large flat panel television, vaulted log ceilings and a gourmet kitchen with new appliances, a second refrigerator/freezer, an additional island sink, and an open floor plan for entertaining. There is seating at the island for 6.

There are 3 Bedrooms: The master suite has an oversize King bed and walks out to the Lakeview patio. The walk-in closet has ample space and the en-suite bathroom has a double vanity and oversize shower. Fold-out chair and Foldaway twin bed available in closet in Master. The upstairs suite boasts gorgeous lake views, a queen bed and a full futon with en-suite bath with shower/tub and double vanity. The 3rd bedroom has a queen and twin bed. There is a separate bathroom with a tub/shower.

On the main level, there is a new extra-large stacked clothes washer and dryer. There is also an extra half bath near the foyer for guests. WiFi is available and cable TV is provided. Enjoy the enclosed porch with windows for off-season and open to screens to enjoy the summer and fall breezes. There is a lakeside deck with dining, lean-to, fireplace and private boat dock and swimming beach. This house sleeps up to 10 comfortably.

Bridgeview provides 2 kayaks, 2 stand-up paddles, and 1 canoe. There are also lifejackets available. If needed there are nearby rentals at Raquette River Outfitters. Enjoy Lake Simond, Big Tupper Lake, Raquette Pond, and Raquette River directly accessed from your property. Don't forget to visit the Wild Center Museum while you're here - you can

even do a day canoe to the museum with lunch and a private tour!

There is also year-round activities at Bridgeview. It is nearby James Frennette cross country trails, has ice fishing and ice skating in your front yard, snow shoeing, hiking and the Olympic village of Lake Placid all nearby!

For instant bookings go to our website and choose Bridgeview

## Map

**Address:** 75 Lake Simond Road, Tupper Lake, NY 12986

**Zip Code:** 12986

**Latitude / Longitude:** 44.223949 / -74.464057



## Additional Property Information

**LINEN POLICY:** All beds come with pillows with pillow protector covers and quilts.

Linens are not included but optional for \$150 for all linens. Includes sheets, beach towels, bath towels and kitchen towels.

Accommodation, Features

House

**Bedroom(s):** 3 ( 10 Sleeps )

King: 1, Queen: 2, Sleep Sofa / Futon: 1, Twin / Single: 1

**Bathroom(s):** 3

Combination Tub / Shower: 2, Half Bath: 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:** Yes

- **Seniors:** Yes

## Vacation Types

Away From It All, Beach, Family, Lake Front, Ski/Snowmobile, Sports & Activities, Year-Round Vacation Rentals

## Location Type

Lake View, Lakefront, Mountain View, Near The lake, Rural, Water View, Waterfront

## Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Outdoor Grill, Washing Machine, Wireless Internet

## Indoor Features

Activities / Restaurant Guide, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Internet, Kitchen, Living Room, Microwave, Oven, Refrigerator, Stove, Toaster

## Outdoor Features

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

## Access & Parking

Secure Parking

## Activities

### Activities & Adventure:

Bird Watching, Boating, Cross Country Skiing, Cycling, Fishing, Fly Fishing, Freshwater Fishing, Golf, Hiking, Ice Skating, Kayaking, Mountain Climbing, Photography, Scenic Drives, Shopping, Skiing/Snowmobiling, Sledding, Snowboarding, Snowmobiling, Swimming, Walking, Water Skiing, Whitewater Rafting, Wildlife Viewing

## Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
<b>Rate summary</b>	\$325 - \$500		\$2,500 - \$3,300	-	1 Nights	-
<b>03-Jan-2024 - 23-May-2024</b>	\$375	-	-	-	1 Nights	-
<b>24-May-2024 - 28-May-2024</b>	\$450	-	-	-	1 Nights	-
<b>29-May-2024 - 07-Jun-2024</b>	\$375	-	-	-	1 Nights	-
<b>08-Jun-2024 - 22-Sep-2024</b>	\$500	-	\$3,300	-	7 Nights	Sat - Sat
<b>23-Sep-2024 - 22-Nov-2024</b>	\$350	-	-	-	1 Nights	-

## Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Cleaning Fee</b>	Required	\$150	One time

	Type	Price	Charge Type
<b>Franklin County Tax</b>	Required	5%	One time
<b>Linens</b>	Info	\$150	One time
<b>Security Deposit - Please add \$100 For Pet</b>	Required	\$500	One time

## Policies

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

PET POLICY: Pets are considered- size dependent

Additional \$100 security deposit and \$100+ fee per dog

SMOKING POLICY: No smoking allowed on the premises

CLEANING POLICY: \$150 cleaning fee

LINEN POLICY: All beds come with pillows with pillow protector covers and quilts.

Linens are not included but optional for \$150 for all linens. Includes sheets, beach towels, bath towels and kitchen towels.

SECURITY DEPOSIT INFORMATION: \$500 security deposit (refundable within 30 days if left in original condition and no excessive cleaning needed)

\$100 security deposit per pet if approved (refundable within 30 days if left in original condition and no excessive cleaning needed)

Additional fee for the second home rental on the property - inquire with owner

50% rental deposit due with booking

## Additional Info

2 week and 1 month rentals considered - please inquire with the owner

\$3000 per week from June 11 - September 10 (must be between Sat to Sat)

\$425 per night Christmas and New Years holidays (Monday to Monday) 5-night minimum

\$325 per night remainder of the year with 3-night minimum

\$725 for 2 night weekends

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