

**LUXURY WATERFRONTGREAT SACANDAGA LAKE -
25-30 MINUTES. TO DOWNTOWN SARATOGA
SPRINGS**

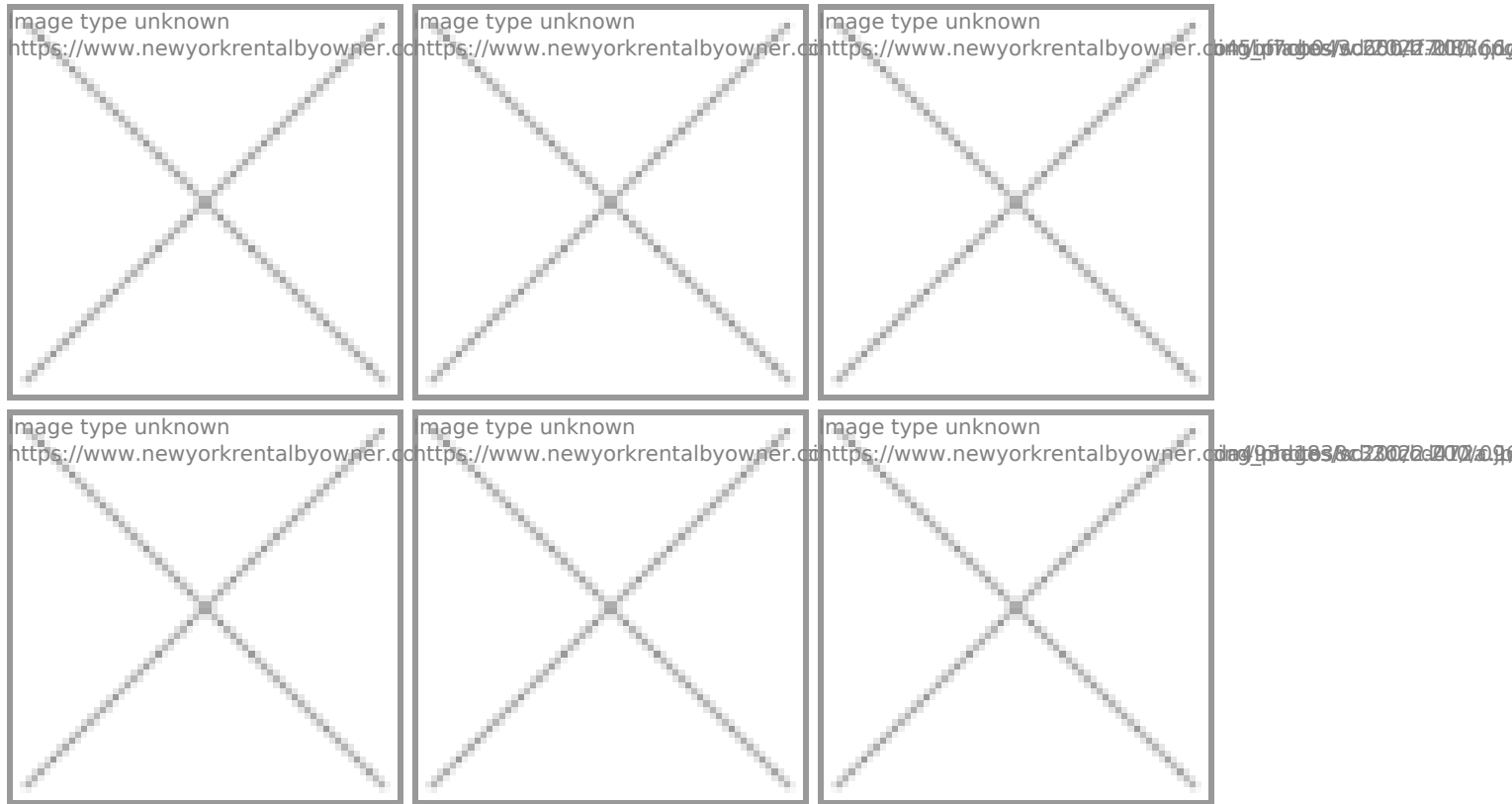
Summary

THE ONLY HIGH END RENTAL ON THE ENTIRE LAKE,

THE BEST OF THE BEST

GREAT VIEWS OF THE LAKE & FOOTHILLS of the ADIRONDACK MOUNTAINS

LAKEFRONT - BEACH PROPERTY



Description

1. June 8th BELMONT STAKES RACE - 3 DAY EVENT Starts June 6th
(TRIPLE CROWN) to be held at SARATOGA Race Track
were 30-35 minutes away (straight run on NYS Route 29 from Broadalbin to Downtown SARATOGA
Sleeps 13, Five bedrooms, 3 bathrooms - 4,000 square foot high end Lake House
Three (3) Night Special - Either Thursday or Friday check -in COST \$2400
Weekly Special: June 6 or 7 until June 13 or 14 COST: \$3500
2. JULY & AUGUST are SOLD OUT
3. JUNE 6-7-8, Three (3) Night BELMONT Festival Special - COST \$2400
BELMONT RACE FESTIVAL at SARATOGA RACE COURSE - Special: June 6 or 7 until June 14 COST: \$3500

4. Saturday August 31 - Saturday September 7 LABOR DAY WEEKEND and WEEK are still available
5. 2024 NEW YEAR SPECIAL - BOOK FRIDAY AUGUST 31 - SATURDAY SEPTEMBER 7 - EIGHT (8) NIGHTS DISCOUNTED TO \$5800 .

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PEAK SEASON IS FROM: JUNE 22 TO SEPTEMBER 7

PEAK SEASON PUBLISHED WEEKLY RATE IS \$5500 - 7 NIGHT STAY SATURDAY TO SATURDAY

OFF SEASON RATES - \$2500 EXCEPT June 6th- 14th

DISCOUNTED MORE THAN 1/2 PRICE

\$2500. "SPECIAL" WEEKLY" OFF-SEASON PRICING \$2500.

\$2500 FOR THE LISTED DATES BELOW:

APRIL 27 - May 24, June 1 - 22, September 7 - October 12 Weekly Rentals ONLY

No Daily OR WEEKEND RENTALS Rentals

MEMORIAL WEEKEND IS billed at 3 days of PEAK SEASON RATE and 4 days at the pro rated OFF-SEASON Rate

Any combination of 7 nights which include 3 nights during MEMORIAL WEEKEND will be billed at \$3742.89

OFF SEASON DAILY RATE IS: \$357.15 X 4 days = \$1428.60 Plus "PEAK" \$785.72 per days X 3 days =

\$2314.29 GRAND TOTAL \$3785.74

The lake (GREAT SACANDAGA LAKE) is approximately 29 miles in length 5 miles wide at its widest point, the home is near the south border of the Adirondack Mountain Range. The lake offers excellent fishing, amazing sunset views and comfortable water temperatures for swimming June through September. The home has 5 bedrooms with 2 King Master Suites and private baths with one encompassing the private 3rd floor area.

There is a outdoor private balcony off the second floor off the master bedroom. The master suite bedrooms are furnished with furniture from the Hemingway collection by Thomasville. The second floor also has one of the two King Master Suites and a 2nd bedroom with a queen-size bed. Added over the garage NEW for 2022 is a queen bed and bunk bed that has queen/full combination. Entry from 2nd floor bedroom and 1st floor hallway. The second of two living rooms in the home is on the 2nd floor.

Bring your boat there's 90 feet of boat docking space for it along with 75' of shoreline, ONE WATER TRAMPOLINE, Two Waterslides - one at the end of the dock the other on a floating raft. The backyard has an extraordinary large quantity of dry/seasoned split wood (3-4 year supply) for your use in the outdoor firepit !!!

If you like water sports, we provide 4 kayaks, 2 canoes and a small 10' aluminum row boat, you can swim, boat, fish, sail or water-ski. Bring the family to the lake and plan on having a vacation you'll always remember. The views from the property are fantastic.

The waters edge is just 200 feet from the home (no roads to cross). The only thing you need to bring are the groceries and your clothes - all the cooking utensils, the deck has seating for 25, two each metal picnic tables having seating for 12, an extra large Jenn Aire outdoor gas grill, lawn furniture (8 chaise lounge chairs) and screened in gazebo with two gliding seats inside it. Inside the tastefully decorated 14 YEAR old home (4000 sq. ft.) you'll find everything you need plus. A Sub Zero refrigerator, microwaves, a Wolff six burner gas stove, dishwasher, and Whirlpool stackable washer and dryer are there for your usage. It's waiting just for you. Don't deny yourself the opportunity to stay on the most Luxurious Lakefront home on the GREAT SACANDAGA LAKE !!!!!

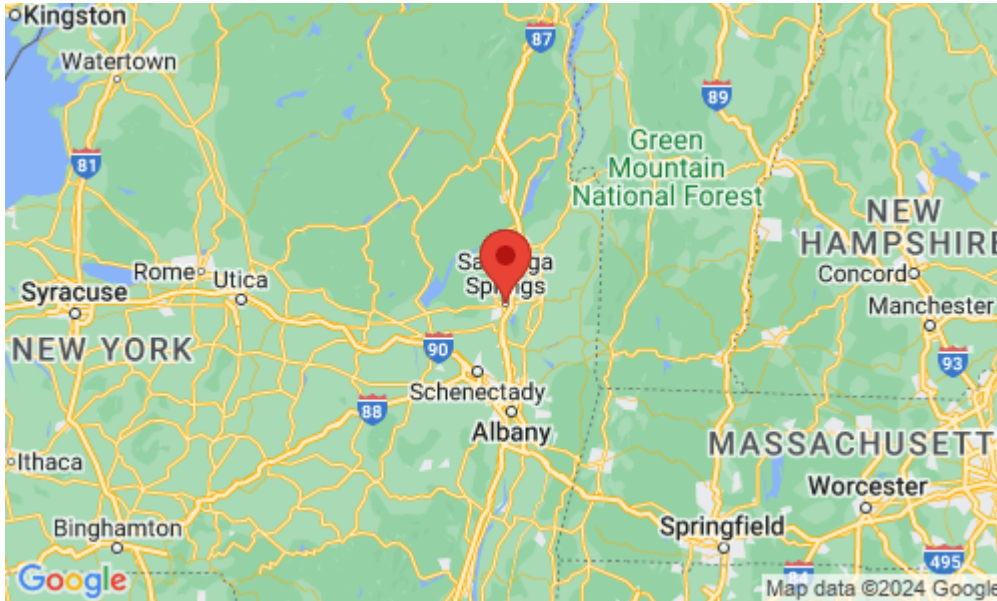
The months of May, June, July & August have very predictable water levels and are the best months to fulfill you lake recreational needs. SEPTEMBER/OCTOBER can be Questionable.

Map

Address: 109 Sunny Bay Road, Broadalbin, New York

Zip Code: 12025

Latitude / Longitude: 43.08313 / -73.784565



Nearest Airport	ALBANY INTERNATIONAL	45 miles
Nearest Bar	GREAT SACANDAGA BREWING CO.	4.1 miles
Nearest Beach	BROADALBIN PUBLIC BEACH	3.4 miles
Nearest Bus Station	AMSTERDAM - CHURCH STREET	11 miles
Nearest Golf	HOLLAND MEADOWS GOLF COURSE	5 miles
Nearest Motorway	NYS Route. 29	3 miles
Nearest Restaurant	PROJECT 29 PUB & FILLING STATION	3.5 miles
Nearest Train Station	AMSTERDAM - WEST END	13 miles

Additional Property Information

JULY & AUGUST - SOLD OUT

PEAK SEASON 2023 Rental Rate \$5500 - June 22 - September 7, Deposit/Reservation fee: To be determined at time of booking (deducted from weekly rate). due within 10 days after your contact is APPROVED

All rentals during PEAK SEASON are Saturday to Saturday ONLY...NO EXCEPTIONS! FULL WEEKS ONLY

No Pets

ALL RENTALS are required to pay the \$1500 SECURITY DEPOSIT - Not Cashed - details available (SEPARATE

PERSONAL CHECK) We "DO NOT" take credit cards

ALL THE BEDDING Lines are Provided - Towels included !!!

"NO Beach Towels - they are NOT provided"

Smoking on grassy areas "ONLY" - No smoking in the house or on the decks or in the gazebo

Accommodation, Features

House

Bedroom(s): 5 (13 Sleeps)

Baby Crib: 1, Bunk Bed: 1, Full: 1, King: 3, Queen: 3, Sleep Sofa: 1

Bathroom(s): 3

Combination Tub / Shower: 3, Tub: 2, Walk-in Shower: 1

Suitability

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

Vacation Types

Beach, Boat Friendly, Family, Lake Front

Location Type

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

Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Deck / Patio, Dining Area, Linens Provided, Outdoor Grill, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Alarm Clock, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Handrails, 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, Lanai / Gazebo, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Porch / Veranda, Terrace / Balcony

Access & Parking

Parking for RV/Boat/Trailer, Parking Off Street

Activities

Activities & Adventure:

Antiquing, Basketball, Bird Watching, Boating, Fishing, Fly Fishing, Freshwater Fishing, Golf, Hiking, Horseback Riding, Hot Air Ballooning, Kayaking, Miniature Golf, Mountain Biking, Mountain Climbing, Outlet Shopping, Scenic Drives, Sight Seeing, Snorkeling, Swimming, Walking, Water Skiing, Water Tubing, Whitewater Rafting, Wildlife Viewing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$386 - \$775		\$2,702 - \$54,250	-	3 Nights	-
No rates available						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Security Deposit	Info	\$1,500	One time

Policies

Check in: 14:00, **Check out:** 09:00

Page 2 of the Short Term Rental Agreement/Contract

The TENANT expressly agrees to Hold Harmless the LANDLORD/OWNER or any representatives/employees against any and all claims, damages or causes of actions for damages arising out of the use of the property located at 109 Sunny Bay Rd., Broadalbin, NY 12025 which may or may not include adjoining property, the house, garage, gazebo, boat(s), docking facility(s), picnic tables, chairs and grills, and parking areas and any other items as well as waterways/lands of the STATE OF NEW YORK under the Hudson River/Black River Regulating District jurisdiction for access to the Great Sacandaga Lake. The TENANT further agrees to indemnify the LANDLORD/OWNER and employees for all such suits, orders or decrees and judgements entered therein, including the cost of defense of all such claims or suits brought on account of injury to persons or property or loss of life sustained by the entry, use or occupation of: 109 Sunny Bay Rd., Broadalbin, NY 12025 and all lands under the jurisdiction of the Hudson River/Black River Regulating District for the duration of thereof and during the period subsequent thereto within the statutory period of commencing or filing such claims or suits in the above specified jurisdiction.

I the (TENANT print name) _____

hereby agree and assume full responsibility for all the relatives, guests, friends, acquaintances or anyone else who is involved in some way with the usage of any of the above mention properties/lands or anything else that is offered as part of this short-term rental agreement/contract. The TENANT (and not the LANDLORD/OWNER) agrees to assume the entire cost of all necessary servicing, repairs or correction of any of the above stated property damaged during the LEASE period. The TENANT expressly agree(s) that neither the LANDLORD/OWNER nor its affiliated or related entities, nor any of their respective employees, or agents, nor any person or entity involved in the maintenance, servicing or any other activity related to any of the property/lands/facilities, gazebo, boats and docks etc. is responsible or liable to any person(s), TENANT, his or her family members, relatives, friends or guests and or other entities whatsoever for any loss, damage (whether actual, consequential, punitive or otherwise), injury, claim, liability or other cause of any kind or character whatsoever based upon or resulting from the use of any of the properties/land//facilities, gazebo, beach, watercraft (motorized or non-motorized), docks (floating or non-

floating), that are either used or occupied and are either on or off the rented/leased premises during this Lease/Short-Term Agreement. The TENANT can sublet the premises only when and if written authorization is received and provided by the LANDLORD/OWNER. Request must be made NINETY (90) day prior to the above start date arrival date. ANY and all cancellations will be charged 100% of total rental fee paid in. There will be no CASH refunds whatsoever. By signing off the TENANT understands, agrees, acknowledges and approves all provisions as stated/printed that encompass this document. The TENANT agrees to adhere to all the terms, conditions and payment schedules as stated within the pages of this document.

SIGNATURE: _____ Date: _____

Additional Info

Page 1 of the Short Term Rental Agreement/Contract

TERMS AND CONDITIONS and SECURITY DEPOSIT PROVISIONS:

And for the heretofore described term, the TENANT further agrees to pay \$1500 as a SECURITY DEPOSIT, personal check-payable to the landlord which is DUE (90) ninety days prior to the TENANT'S scheduled arrival date. It being understood that said security deposit is not to be considered prepaid rent, nor shall any damages claimed, if any, be limited to the amount of said security deposit. The SECURITY DEPOSIT (personal check) payable to the LANDLORD of \$1500 will not be cashed unless items are missing or there is damage done to the property/facility. The \$1500 security deposit "will be" cashed/deposited and forfeited if the terms and conditions within the Short Term Rental Agreement/Contract are violated:

"LUXURY WATERFRONT" - Limit of thirteen (13) OVERNIGHT & eleven (12) DAY GUEST'S - The COMBINED total number of guests not to exceed a TOTAL of (25) twenty five individuals (infants not counted) on any given day. "Dogs" and or pets "ARE NOT" allowed on any part of the premises at any time - DAY GUEST are not allowed to have any pets on the property. In addition the LANDLORD needs to be notified (3) three days in advance (in writing) for permission to allow for the total number of guests to exceed the daily limit. If the Landlord approves, a \$450 (CASH) SEPTIC PUMP OUT fee will be required to be pre-paid directly to the LANDLORD within 5 days of the letter of acceptance that the total combined number of guests can exceed the daily limit as stated above.

DAMAGES: The LANDLORD, or his agent, will submit to the TENANT an itemized list of any damages and or missing items claimed to have been damaged or missing during the TENANT'S rental period. The \$1500 security deposit will be cashed/deposited immediately and if that amount is inadequate an invoice will be submitted within (10) days or prior to the termination of the tenancy. For any damages or missing items there will be an Administrative fee of \$100 DEDUCTED plus cost of replacement(s) will be DEDUCTED from the Security Deposit. Any damage, as noted above, includes, but is not limited to, damaged walls, furniture, appliances, and flooring, docks, boats, patio furniture etc. As the TENANT, I agree that any damages/missing items and violations that are either greater or less than the \$1500 Security Deposit an administrative fee of (\$100) will be automatically deducted from the \$1500 Security Deposit by the LANDLORD along with any other amounts that are assessed as a result of non-compliance with this Short Term Rental Agreement/Contract from the \$1500 Security Deposit.

If the Security Deposit check is returned due to insufficient funds a \$100.00 addition fee will be added to any unpaid balances and may result in a claim that will be submitted to the local small claims court. I agree to pay in full the total invoice within 10 business days of the receipt of the demand for payment and understand that a 2% per month fee will be added to the unpaid balance until it is paid in full. In addition I the TENANT will take on any court costs, attorney fees, legal action fees and any other costs associated with any litigation against the LANDLORD and or his representative/employees and understand that any and all LEGAL action(s) can only (and will be) be conducted within the New York State Court System in Fulton County, New York.

(TENANT - SIGNATURE) _____ Date: _____