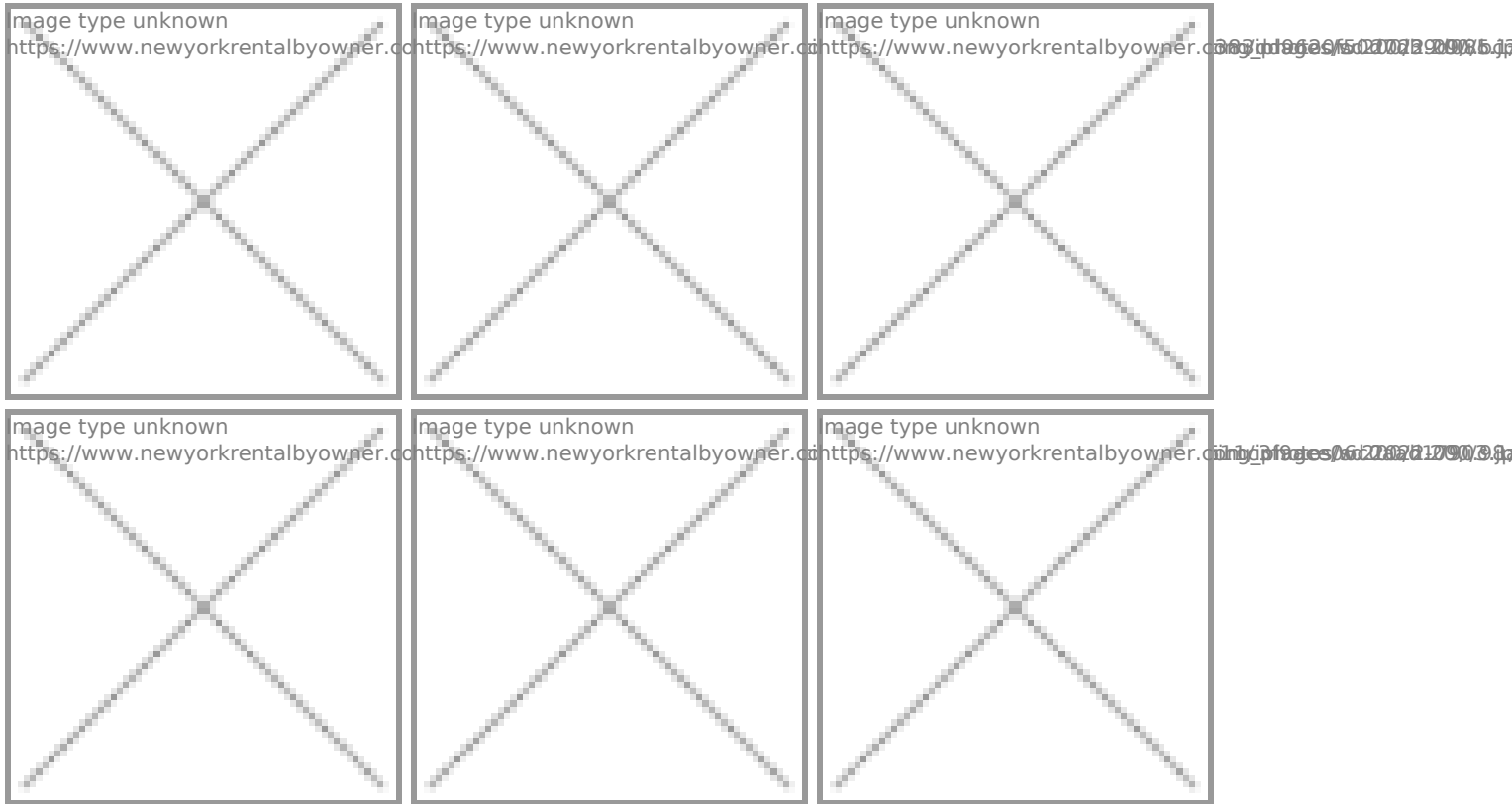


# LoZa House Adirondack Floor on Lake Champlain-beach,hot tub,Pets,children, winter friendly

## Summary

Cottage feel Studio with fantastic lake and mountain views. All year friendly rental. Pet and children friendly.



## Description

The Adirondack Floor of the LoZa House has a cedar finish that gives you the cozy cabin feeling with a superb view of Lake Champlain, and on clear days, the mountains of Vermont. Whether you are sitting on the screened-in porch, outside on the shore or inside with the windows open you can enjoy the sound of the water lapping on the rocky shore. The large screened-in porch allows you to enjoy the outdoors in almost all inclement weather. Eat your meals, play cards, play pool, play darts with velcro balls, play table football/soccer [foosball] or just curl up on the sofa and listen to nature that surrounds you.

Peace and tranquility of the country but only 12 minutes from downtown Plattsburgh, shopping/restaurant strip and very long Plattsburgh City public beach. Also, you can clearly see the closeby smaller private Cliff Haven community sandy beach with their picnic area and BBQ area from our rocky shore. The 270 degree rocky waterfront on our property can be reached either by walking the grassy slopes or using the 2 flights of stairs. There are two rocky beaches/swimming locations on the property - the North end and the East end. The East end is a rocky shoreline with deeper waters ideal for teens and adults or little ones if parents are in the water with them.

The East end waterline also has a picnic table and large parasol at your disposal to enjoy a meal with the waterline right next to you. The North end rocky beach/shoreline on our property has much shallower waters ideal for younger children of age 5+ who can typically get in and out of the water easily by themselves if they have the right

footwear for the rocky beach consisting mostly of small rocks.

Near the East end rocky shoreline there is a SoloStove firepit for you to roast marshmallows or hotdogs with wood provided nearby. Of note, sturdy water shoes [or something like them] are recommended while swimming so please bring these along with you to optimize your enjoyment while in the waters adjacent to the property.

You also have access to a Paddle boat. Canoes, kayaks, boats, and yachts can be rented nearby [we can help/guide you with this if required]. Besides dipping yourself into the lake waters off either the North or East rocky shorelines at the edge of the property there is also the outdoor [chlorine] hot tub you can dip yourself into just outside the door to your screened-in porch.

Often in the summer we keep this as a small pool for the kids (minimal heat), or we can adjust to adult temperatures for a relaxing soak in the steaming traditional hot tub. Upon prior notice the temperature can be adjusted as you like. Typically, we turn the heat down in the summer to allow a cool place to relax while enjoying the spectacular views of the lake.

In the colder months we can adjust the temperature to accommodate adults or children. The house is located on a dead-end branch of a dead-end street, creating a quiet place to play, ruminate, and relax. We do live on the premises [upper 2 floors], as such the grounds are shared with us. There is a beautiful Adirondack wooden sound-insulated locked large door that separates your rental vacation property from the stairwell that leads to the rest of the home to optimize your privacy. You will have sole use of the Adirondack floor (common large living/sleeping area, bathroom, and the screened in porch). The Adirondack Floor contains a full Murphy bed [sleeps 2], a queen sleeper sofa [sleeps 2] and a large CordaRoy bean bag chair that can convert to a queen mattress on the floor [sleeps 2]. Although there is no kitchen on the Adirondack Floor, there is a microwave, toaster oven, a coffee machine, blender and bar fridge available.

There is also a large Napoleon gas BBQ on the upper patio that you can share with us. Adjacent to the BBQ there is an outdoor patio set that is solely yours to use. When it is too cold or windy outside for comfortable stay in the screened-in porch there is an expandable table (4 to 6 people) for eating or working inside. You are free to use the large HD TV [with Netflix and Disney+], piano, and gas fireplace. Toys for young children (ages 3-7) can be arranged with prior notice. Your private bathroom contains a shower, toilet, and sink.

There is a large driveway for kids to play on as well as a fenced-in playground containing a two-story play structure with 3 swings, 3 slides, and a small climbing wall. These areas are shared with our kids. Again, toys can be arranged with prior notice. The hot tub is also shared with us [mostly our kids], of course, we will give you priority of use of while you are staying with us to optimize your vacation experience while you are here at LoZa House. We have a young golden doodle who will love you to death [if you let him], and two young children of early grade school age. We live on the upper two floors above the Adirondack floor. Although the play area is also shared with the dog (named Leone - meaning lion in Italian), he is never left outside unattended.

If there is a dog loose on the property please let us know and we will bring the dog back to the neighbor's house - some neighbors have pets that find it difficult to remain on their own land [we are working on resolving this and it is getting better].

**NOTE:** Services available in English, Français, and Italiano. Guests access the Adirondack Room via the screened in Porch. Access to this area is obtained by walking down the lawn from the driveway and past the hot tub.

Alternatively, cross the stone patio in front of the main door for the house and descend the stairs to the hot tub and the door is there. You will have access to all the grounds and the stone patio containing the BBQ.

- Plenty of local restaurants for dine-in and take-out and delivery.
- 1 hour from Montreal [need a passport], 1 hour from Lake Placid, 1 hour from Burlington/Vermont • Home is minutes from Plattsburgh International Airport
- Please remember that you're staying in a house, not a hotel so please treat the space with respect. We live

upstairs full-time and year-round even when the Adirondack floor is rented. Living on the property we can answer any questions you may have about the home or any activities the surrounding city offers within minutes. Also, we are always very quickly available to address any issues that may arise and address them very quickly - a real benefit of having the hosts on-site. • We are a gay couple with 2 elementary school children and a very calm, friendly golden doodle dog.

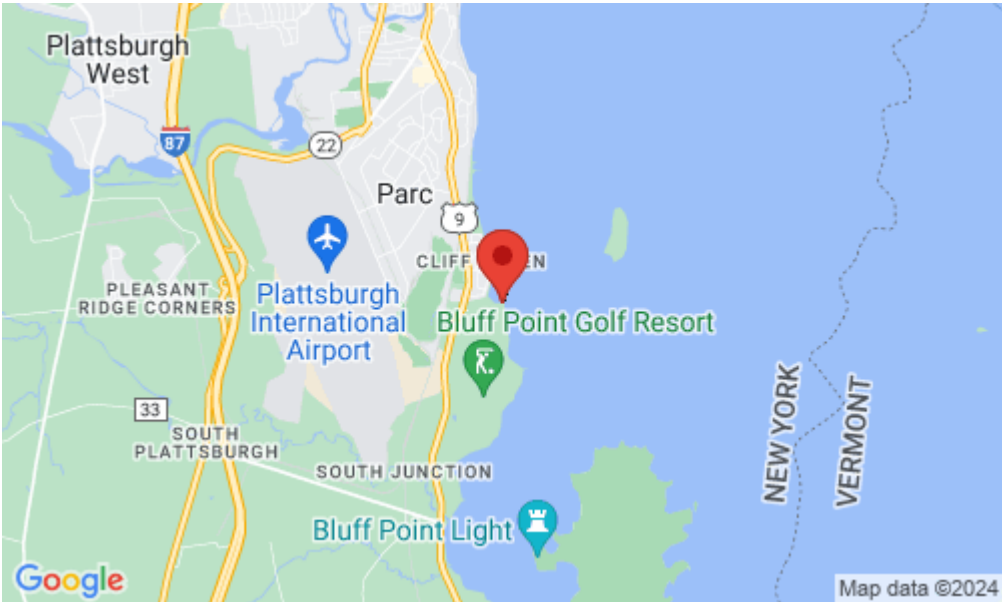
For a better idea of what to expect with the LoZa House Adirondack Floor experience, we have a short youtube video you can enjoy. Simply search "LoZa House" on youtube. Please remember that the Adirondack floor furniture seen in this video has been optimized for an ideal vacation rental experience. For example, though there is no kitchen there is a "Food preparation area" that was introduced that is not seen in the video [but seen in the pictures on this website] which includes a mini-fridge, toaster oven, blender, microwave, coffee machine, and utensils with plates.

Also not seen in this video [but seen in the pictures on this website] is a newly introduced full Murphy bed and a queen sofa bed as well as a large comfortable bean bag that transforms into a queen bed. Lastly, the video does not show the new beautiful Adirondack wooden insulated large door that separates your rental vacation property from the stairwell that leads to the rest of the home to optimize your privacy. Feel free to refer others to the video if you think they might be interested in vacationing with us.

If you like rustic style with a touch of grandiose luxury surrounded by natural resources and beautiful views the Adirondack floor of the LoZa House is for you.

Map

**Address:** Plattsburgh, NY  
**Zip Code:** 12901  
**Latitude / Longitude:** 44.6534421 / -73.43719



|                 |                                   |            |
|-----------------|-----------------------------------|------------|
| Nearest Airport | Plattsburgh International Airport | 5 minutes  |
| Nearest Beach   | Plattsburgh Public Beach          | 10 minutes |
| Nearest Ferry   | Plattsburgh-Vermont Ferry         | 12 minutes |
| Nearest Golf    | Bluff Point Golf Resort           | 3 minutes  |

|                              |                                |            |
|------------------------------|--------------------------------|------------|
| <b>Nearest Motorway</b>      | I87                            | 12 minutes |
| <b>Nearest Ski</b>           | White Face Mountain            | 60 minutes |
| <b>Nearest Train Station</b> | Plattsburgh, NY (PLB) - Amtrak | 10 minutes |

## Additional Property Information

Screened in porch for the spring/summer/fall. Enclosed with an electric heater for winter time enjoyment.  
Hot tub, BBQ, patio/lawn chairs,

Accommodation, Features

House

**Bedroom(s):** 0 ( 6 Sleeps )

Murphy Bed: 1, Queen: 1, Sleep Sofa: 1

**Bathroom(s):** 1

Walk-in Shower: 1

## Suitability

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

## Vacation Types

Beach, Family, Lake Front, Pet Friendly, Year-Round Vacation Rentals

## Location Type

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

## Popular Amenities

Deck / Patio, Dining Area, Fireplace, Hot Tub, Linens Provided, Outdoor Grill, Towels Provided, Wireless Internet

## Indoor Features

Blender, Coffee Maker, Dishes & Utensils, Freezer, Hair Dryer, Heating, Internet, Living Room, Microwave, Refrigerator, Toaster

## Outdoor Features

Fire Pit, Hot Tub Spa, Lanai / Gazebo, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Picnic Table

## Access & Parking

Parking for RV/Boat/Trailer, Private Car Park

## Rates

|  | Nightly rate  |         | Weekly | Monthly | Min. Stay | Change-over |
|--|---------------|---------|--------|---------|-----------|-------------|
|  | Week          | Weekend |        |         |           |             |
| -  |               |         |        |         |           |             |
| <b>Rate summary</b>                                  | \$199 - \$360 |         | -      | -       | 2 Nights  | -           |
| <b>01-May-2023 - 02-May-2025<br/>2023 -2025 base</b> | \$310         | \$330   | -      | -       | 2 Nights  | -           |

## Fees, Taxes, Deposit

|                                  | Type     | Price | Charge Type |
|----------------------------------|----------|-------|-------------|
| <b>Insurance</b>                 | Required | \$59  | One time    |
| <b>Refundable Damage deposit</b> | Required | \$250 | One time    |
| <b>Tax</b>                       | Required | 14%   | One time    |

## Policies

**Check in:** 03:00, **Check out:** 11:00

House Rules

Check in after 3:00 PM

Check out before 11:00 AM

Maximum overnight guests: 4

Can accommodate up to 6 for extra fee

Minimum age to rent: 18

Children allowed: ages 0-17

Pets allowed: 1 cat or dog of any size

Never leave your pet unattended in the rental space

No events allowed

No smoking allowed

Minimum 2 night stay required

## Additional Info

VACATION RENTAL AGREEMENT - (THIS IS NOT A LEASE) This is a vacation rental agreement for a temporary vacation stay at a managed vacation rental property. THIS AGREEMENT IS NOT A LEASE AND CONVEYS NO RIGHTS IN REAL PROPERTY. By agreeing to these Terms & Conditions, you stipulate and agree that you have not and will not receive a real property interest in or rights to the vacation rental property.

[1.] The number of people who may be at the property at any one time is the same number of renters stated on the reservation confirmation. In other words – no non-renting guests are permitted. If you would like to invite guests over for drinks or dinner you must receive permission ahead of time from the owner. No more than two cars are allowed on the property at a time without permission. Cars may only be parked in designated parking areas – never

alongside the roads/drives. If the renter wants to seek permission to vary from any of these occupancy and/or parking requirements you must receive permission ahead of time from the owner.

[2.] The vacation rental agreement begins at 3p.m. on the check-in date and ends at 11a.m. on the check-out date (unless other times are approved in writing by the owner).

[3.] An illegal or abusive use of the Internet access is not allowed.

[4.] No professional photo shoots allowed without written permission from the owner. If you're interested in having a photo shoot please contact us first for a discussion. There is a \$1000 fine for any photo shoot discovered on the property without prior approval. No rights will be given to use the property and the rental agreement will be considered void.

[5.] Special events such as weddings and parties are not permitted without written permission from the owner. If you're interested in having an event please contact us first for a discussion.

[6.] The guest shall allow the owner (or his designee) access to the property for purposes of repairs and inspection if required. The owner shall exercise this right of access in a reasonable manner.

[7.] If for any reason beyond the control of the owner the house is unavailable the owner may cancel the rental agreement and a full refund of all fees paid will be made to the guest.

[8.] Smoking is not allowed inside the house or within 15 feet of any open door.

[9.] The owner may withhold all or part of the deposit if any of the house rules are broken. Cause for withholding deposit funds include, but are not limited to, the following:

- Damage to the premises or contents
- Missing items requiring replacement (including keys)
- Excessive cleaning required
- Not complying fully with the "before you depart" checklist
- Lingering smell of tobacco smoke
- Charges for mailing personal items left behind
- Evidence of more persons using the property than were authorized
- Evidence of a dog/pet that wasn't authorized
- Unauthorized late check out

#### ADDITIONAL RULES

- No smoking or illegal drugs on the premises
- No parties or events
- No shooting guns anywhere on the property
- No fireworks ever
- Wood fires outside only in the fire pit on the North side beach area, or in the solo stove located on the east shore
- No pets unless otherwise previously arranged. Pets are never be left unattended in the rental space unless in a crate or carrier.
- The lawn that faces the lake is on three levels. Level 1 being the house and level 3 the water. As we do with our children they are not allowed here without adult supervision and must always wear a personal floatation device when down on the lowest level next to the water. There is no lifeguard, therefore you assume all responsibility for your family's safety while swimming.
- It is prohibited to walk on the stonework that separates each terrace/Level.
- We have opened our house to you for your stay, as we think you could really enjoy what we have to offer. We respect you and your privacy, so please do the same for us. This includes damaging/vandalizing the local, its

contents, and the grounds.

- If you see something this broken or missing, please let us know.
- Although the play area is fenced in the play structure does have swings and slides and two floors. Therefore, children should not be left to play unsupervised. An adult must be present at all times.
- If it is discovered that you have started an outdoor wooden fire, in a fire pit, using fireworks or other open fire means your rental agreement will be terminated and you will be asked to leave. You are not permitted to have any guests on the property beyond those included in your rental agreement unless you request and receive written permission. That includes day guests and overnight guests. There is a \$300 fine if discovered you have brought other guests that exceeds the rental agreement.
- If you're interested in doing a photoshoot or filming at the house, please contact me for pricing. Professional photography or filming done on the premises are subject to additional fines and will forfeit their rental agreement.
- Please enjoy the house and all the fun things I've included here! I've put a lot of time and energy into making this a beautiful and relaxing place to stay. Please be respectful of all of the furniture and accessories that I've collected. Everything in the house is very special.

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