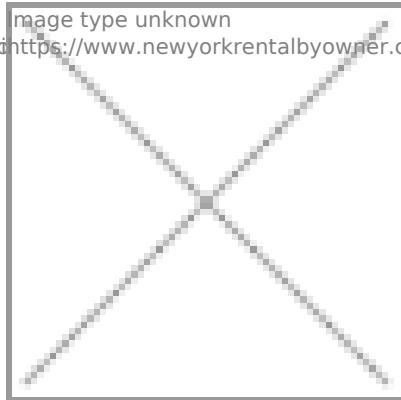
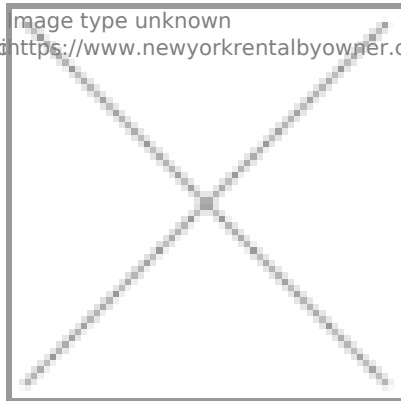


# Birch Hill Cabin - Lake George, Schroon, Loon, and Gore Mt

## Summary

Welcome to Birch Hill Cabin...Your Adirondack home base! We are conveniently located just 10-20 minutes to Gore Mountain and the Lake George region.



## Description

Book today so you can Ski, hike, bike, fish, paddle and play. This home is a 4-season upstate cabin rental that sleeps 6 with the full ADK experience. Built for families, skiers, and small groups looking to get away, relax, and keep it simple at this peaceful place.

Amenities include:

- Large modern kitchen stocked with cooking utensils and supplies. Attached dining space with additional countertop peninsula with seating.
- Gas Woodstove
- Covered front porch and ski rack
- Perfect for skiers and hikers with a large Mudroom entryway and complimentary boot and glove dryers. Covered front porch with ski racks.
- Large open floor plan great for entertaining with integrated game room and games
- Smart TVs with Roku and DVD Players. Indoor Sound System
- Enclosed backyard sitting porch/sunroom
- Complimentary Kayaks

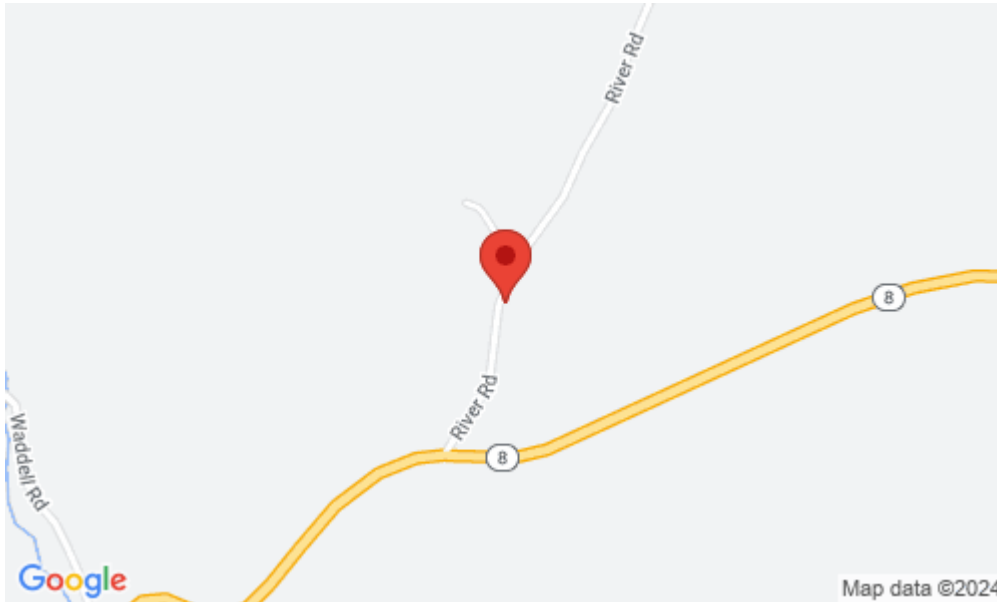
- Private patio space with firepit (firewood provided) and your own Adirondack Lean-to - Outdoor Gas grill with propane provided
- Perfect sledding hill for the kiddos
- Additional attached storage shed for bikes and equipment

## Map

**Address:** Riparius, NY

**Zip Code:** 12862

**Latitude / Longitude:** 43.663703036464625 / -73.91502693597411



## Additional Property Information

- Seasonal Patio/ Firepit use: The home is equipped with an outdoor woodburning firepit area behind the house but it is difficult to get to during winter months (Dec-March) with heavy snow cover. Guest use is low and unanticipated during this time period as it not maintained. However, the area is still available if accessible. Guests are still welcome to use it if they can do so safely. If you have a specific need for use during this period please let us know ahead of time.

- Seasonal Lean-to use: The leanto area is regularly maintained to have snow removed during winter months (Dec-March). Although, guest use is low and unanticipated during this time period with potential for heavy snow cover and very cold temps. However, the area is still available. Guests are still welcome to use it if they can do so safely. The grill will always be available for use however some patio furniture may be inaccessible. If you have a specific need for use during this period please let us know ahead of time.

Accommodation, Features

Cabin

**Bedroom(s):** 3 ( 6 Sleeps )

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

**Bathroom(s): 1**

Combination Tub / Shower: 1

**Suitability**

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

**Vacation Types**

Adventure, Away From It All, Beach, Boat Friendly, Budget Friendly, Family, Pet Friendly, Romantic, Rustic, Ski/Snowmobile, Sports & Activities, Tourist Attractions, Year-Round Vacation Rentals

**Location Type**

Mountain View, Near The lake, Near the River, Resort, Rural, Ski

**Popular Amenities**

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

**Indoor Features**

Activities / Restaurant Guide, 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**

Deck / Patio, Fire Pit, Kayak / Canoe, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Porch / Veranda

**Access & Parking**

Parking for RV/Boat/Trailer, Parking Off Street, Private Car Park, Secure Parking

**Activities****Activities & Adventure:**

Bird Watching, Boating, Cross Country Skiing, Cycling, Fishing, Fly Fishing, Freshwater Fishing, Hiking, Horseback Riding, Ice Skating, Jet Skiing, Kayaking, Miniature Golf, Mountain Biking, Mountain Climbing, Mountaineering, Outlet Shopping, Paddle Boating, Parasailing, Photography, Rock Climbing, Scenic Drives, Shopping, 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	\$179 - \$459		\$1,500 - \$2,000	\$5,500	2 Nights	-

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
<b>16-Jun-2024 - 29-Jun-2024 Summer</b>	\$300	\$350	-	-	3 Nights	-
<b>30-Jun-2024 - 07-Jul-2024</b>	\$399	-	-	-	3 Nights	-
<b>08-Jul-2024 - 09-Sep-2024</b>	\$300	\$350	-	-	3 Nights	-

## Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Cleaning Fee</b>	Required	\$156	One time
<b>Linen Service</b>	Required	\$75	One time
<b>Pet Fee</b>	Required	\$156	One time
<b>Security Deposit</b>	Required	\$300	One time
<b>Warren County Occupancy Tax</b>	Required	4%	One time

## Policies

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

-Must agree to house rules and sign rental agreement

-Must be 28 years old to book property.

-No parties -Extra guests over your reservation must be cleared with the property owner prior to arrival. If it is found there are extra guests, you may be subject to an extra fee of \$50 per night per guest. If at any point you exceed occupancy of home, you may be asked to leave.

- Seasonal Patio/ Firepit use: The home is equipped with an outdoor woodburning firepit area behind the house but it is difficult to get to during winter months (Dec-March) with heavy snow cover. Guest use is low and unanticipated during this time period as it is not maintained. However, the area is still available if accessible. Guests are still welcome to use it if they can do so safely. If you have a specific need for use during this period please let us know ahead of time.

- Seasonal Lean-to use: The lean-to area is regularly maintained to have snow removed during winter months (Dec-March). Although, guest use is low and unanticipated during this time period with potential for heavy snow cover and very cold temps. However, the area is still available. Guests are still welcome to use it if they can do so safely. The grill will always be available for use however some patio furniture may be inaccessible. If you have a specific need for use during this period, please let us know ahead of time.

- Pets are welcome with a separate signed pet agreement and pet fee.

-Pillows, Blankets, bed linens and bath towels are provided.

--The property has cell service and Wi-fi however it's the Adirondacks and service is often poor for cell phones. We do have a Verizon Cell signal booster. We highly suggest writing down your door code and Wi-Fi password before

arrival. Upon arrival, we suggest setting phones to W-Fi calling during your stay for best results and have also provided a landline phone for additional phone service.

- Please remember you are staying in our home not a hotel. Please treat the house with respect. We understand accidents happen, but please notify us if anything breaks (dishes, appliances, etc.) so that we may replace and recover.

- Please refer to owner or guidebook, rental agreement with any questions or feel free to contact the owner.

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<https://www.newyorkrentalbyowner.com/public/upload/qrcodes/c117915852141a5edacec20070bf250dL4.png>