

fountains

ELEVEN DARLING ROAD

A meticulously-maintained ranch home situated in the Harrisburg Lake Region with an open floor plan, whole-house generator and 70 acres of surrounding forest.



**70 Acres
Stony Creek, Warren County, New York**

Price: \$249,000

OVERVIEW and LOCATION

Eleven Darling Road is an immaculately-maintained, ranch-style home built in 2008. The house is situated on 70 private acres along a low-traffic, town-maintained road. Located in the Warrensburg area of the southern Adirondacks, the property is 15 minutes west of Stony Creek Village via Harrisburg Lake Road. The surrounding hardwood hills are an expansive patchwork of public and private ownerships, tranquil ponds, trout streams, rural residences and family-type hobby farms.

Stony Creek Village is a classic Adirondack community with an historic inn, general store and comfortable tavern located at the town center. Historically, the village was known as a key lumbering center and a popular destination for 'sports' people who came to the region from New York City to fish, hunt, and vacation in the summer. The local inn and tavern remain popular destinations for food and music and still fill up on summer weekends with locals and tourists.

Saratoga Springs and Glens Falls are both within 35 miles (a 50-minute drive) of the property. These communities are the regional population centers for the southern Adirondacks, providing the normal array of shopping amenities, health care facilities, entertainment, food and lodging. Local professional employment is driven by health care, retail, real estate, light manufacturing, nanotechnology and legal and financial services. Internet service is available at the property, so it is also possible to craft a work-from-home career with periodic office commutes for those professionals seeking relocation.

New York City and Boston are both a four-hour drive by car to the south and east, respectively.

THE RESIDENCE

Eleven Darling Road is a meticulously-kept, one-story home with 1,500 square feet of space in an open floor plan. Constructed in 2008, the house is comfortable and practical and would function equally well as a year-round home or as a weekend retreat. Designed in a classic ranch layout, the home promotes easy flow from room to room. The simple, clean-lined style in the house blends well with a variety of tastes.

The home offers 3 bedrooms, 2 baths, a beautiful propane fireplace in a stone surround, a modern kitchen, lots of storage space, a full basement with drive-in bay, a separate 3-car garage/storage facility and a whole house Generac generator.

The propane fireplace in a beautiful stone surround is the focal point of the living and dining area.



Eleven Darling Road is in the Harrisburg Lake Region just west of Stony Creek Village. Smears Creek flows along the property's southern boundary.



THE RESIDENCE (continued)

Entering through the main foyer brings you directly into the main living space of the home. The modern kitchen with oak cabinets, solid surface countertops and a tile floor lies straight ahead. To the right, is the open living and dining spaces with the central fireplace. At the west end of the home sits the private master bedroom and a full bath. Two additional bedrooms and a second full bath are on the other side of the living space. Either of these additional rooms would also work well as an office. All three bedrooms have ample closet space.

Down below, the at-grade basement offers plentiful storage and work space as well as a single bay garage for storing your vehicle, motorcycle, boat, snowmobile or ATV. An additional three-bay garage could store more vehicles or be an additional workspace. Around the home's exterior, there are natural stone terraces and attractive perennial flowers and shrubs.

This home has been extremely well-cared for, so it can be moved into immediately upon closing. For additional details, please see the datasheet at the end of this report. More house and land photos are available on our website — fountainsland.com.

Above: The kitchen is functional and fresh with newer appliances and easy-care floors.

Right: The living area enjoys plentiful natural light.



Below: The home's entrance seen from the outside (left) leads directly into main living space where the kitchen, dining area (right) and living area all flow together.



ACCESS and ZONING

The property has 1,225' of frontage along Darling Road, a low-traffic, four-season, town-maintained gravel road. Darling Road extends from Harrisburg Lake Road and accesses only two residences – this property and the neighboring 453-acre Darling Forest and Lodge, at the end of the road and well out of view. Darling Road bisects the ranch's 70 acres, with half of the land falling to the west of the road and the balance of the acreage to the east.

The property's long town-road frontage with land on both sides creates a natural opportunity for light subdivision in the future. The property's Adirondack Park Agency Land Use Classification is 'Rural Use,' which allows for 8.5 acre lots per principle structure.



A scenic beaver pond situated along Smears Creek, just a short walk from the house.

SITE OPPORTUNITY

Once an historic farmstead in the mid-20th century, the land surrounding the current home gradually reverted to forest cover and now consists of a scenic mix of hardwoods, pines, spruce plantations and apple trees that can support a wide range of outdoor pursuits.

One of the most unique and compelling features of the property includes a private overlook along Smears Creek. From the house, a short walk through the forest leads to a shoreline vista with a bench overlooking the wildlife pond. This would be a great spot to build a small fire pit and enjoy the privacy and long views down the pond toward the surrounding mountains.

Smears Creek meanders along the property's southern bounds, representing a significant natural resource that complements the property's upland acreage. This classic Adirondack stream opens up into a beautiful wildlife pond and is surrounded by a picturesque mosaic of tag alders, willows and marsh grass - prime habitat for deer, beavers, ducks, turtles and numerous amphibians.



The forest offers 70 acres of pines, hardwoods and old apple trees with a good trail system providing easy recreational access throughout the property.

SITE OPPORTUNITY (continued)

The property's pleasant terrain is easily accessible via numerous forest trails that meander through the pines; they can be used immediately for hiking, hunting, skiing and tree farm management. Forest composition is diverse with key species including the maples, aspen, spruce, fir, pines and ash. While most of the forest established naturally, some portions of the land were planted to Norway spruce, scotch pine and red pine several decades ago.

Property-wide, most trees are currently 8-12" in diameter, with occasional large-diameter white pine trees that were established when the land was a farm. The forest is at a point in its cycle where it is growing very well and will continue to do so over the coming decades. Near-term, value-added land use enhancements for the next ownership could include apple tree pruning and release, establishment of wildlife clearings and firewood cuttings.

The terrain is gently-sloping with elevations ranging from 1,555' ASL near the southeastern boundary to 1,680' near the northern boundary.

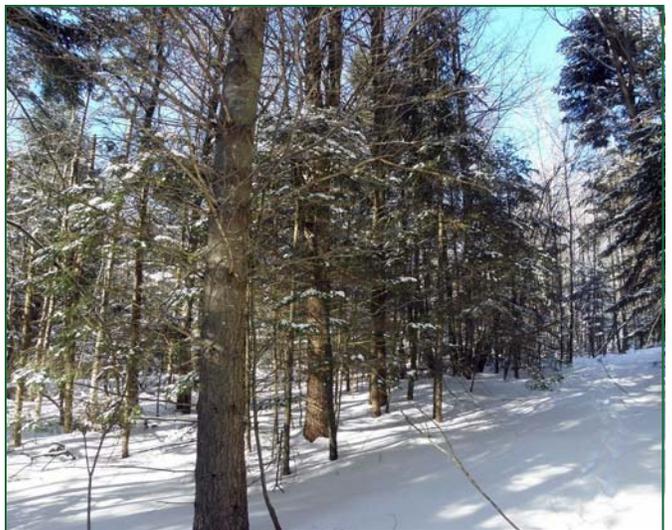
PROPERTY TAXES

Annual property taxes in 2014 were \$4,409 based on 110 current tax acres. The property is **NOT** enrolled in New York State's Real Property Tax Law 480-A, which could reduce the annual tax burden by as much as 80%. For more information about 480-A, contact Fountains or the Department of Environmental Conservation (518) 897-1283.

The property deed is recorded in the Warren County Clerk's Office in Lake George as Book 3228, Page 163. Tax map references are 231-1-32.

This sale is subject to a boundary line adjustment between this parcel and the neighboring tax parcel 231-1-1, resulting in an estimated final acreage for this property of ±70 GIS acres. Please contact Fountains for more information. Property condition disclosures are available upon request.

The property's diverse forest resource can be managed for multiple uses including timber, grouse, deer, open space and recreation.



Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Eleven Darling Road Residential Datasheet

General Information/Remarks:

A meticulously-kept, 1,500 square foot ranch situated on 70 wooded acres and located in a private setting between Stony Creek Village and Harrisburg Lake. Built in 2008 and in like-new condition. Highlights include 3 bedrooms, 2 baths, open floor plan, propane fireplace with stone surround, large closets, full basement with drive-in bay, separate 3-car garage and a whole house Generac generator system. Perfectly suited as a four-season residence or a private weekend retreat.

Room Information	Dimensions	Comments
Living Room	22 x 13	large open floor plan with cultured stone fireplace
Kitchen	14 x 13	modern kitchen with quality appliances
Dining Room	8 x 13	open floor plan between kitchen, living room and dining
Master Bedroom	12 x 13	private bedroom with master bath
Guest Bedroom	10 x 13	large closets provide ample storage space
Guest Bedroom	10 x 13	can be used as an office, den or third bedroom
Baths		2 full
Utilities/Appliances		
Heat System		propane, hot air
Water		drilled well
Sewer		on-site septic
Electric Service		200 amp with whole house Generac propane generator system
Appliances		dishwasher, microwave, refrigerator, gas stove, washer and dryer
TV		satellite dish with internet
Structure Details		
Finished Sqaure Feet		1,500 (all above grade)
Year Built		2,008
Stories		1
Basement		basement walls offer high ceilings and lots of storage space
Flooring		carpet and tile
Siding		vinyl
Roof		composite shingle
Outbuildings		3 bay garage/storage building
Property Information		
School District		Hadley/Luzerne
Road Frontage		1,225 feet
Zoning		Adirondack Park Agency - Rural Use
Property ID		231-1-32
Deed Reference		Book 3228, Page 163
Full Market Assessment		\$221,800

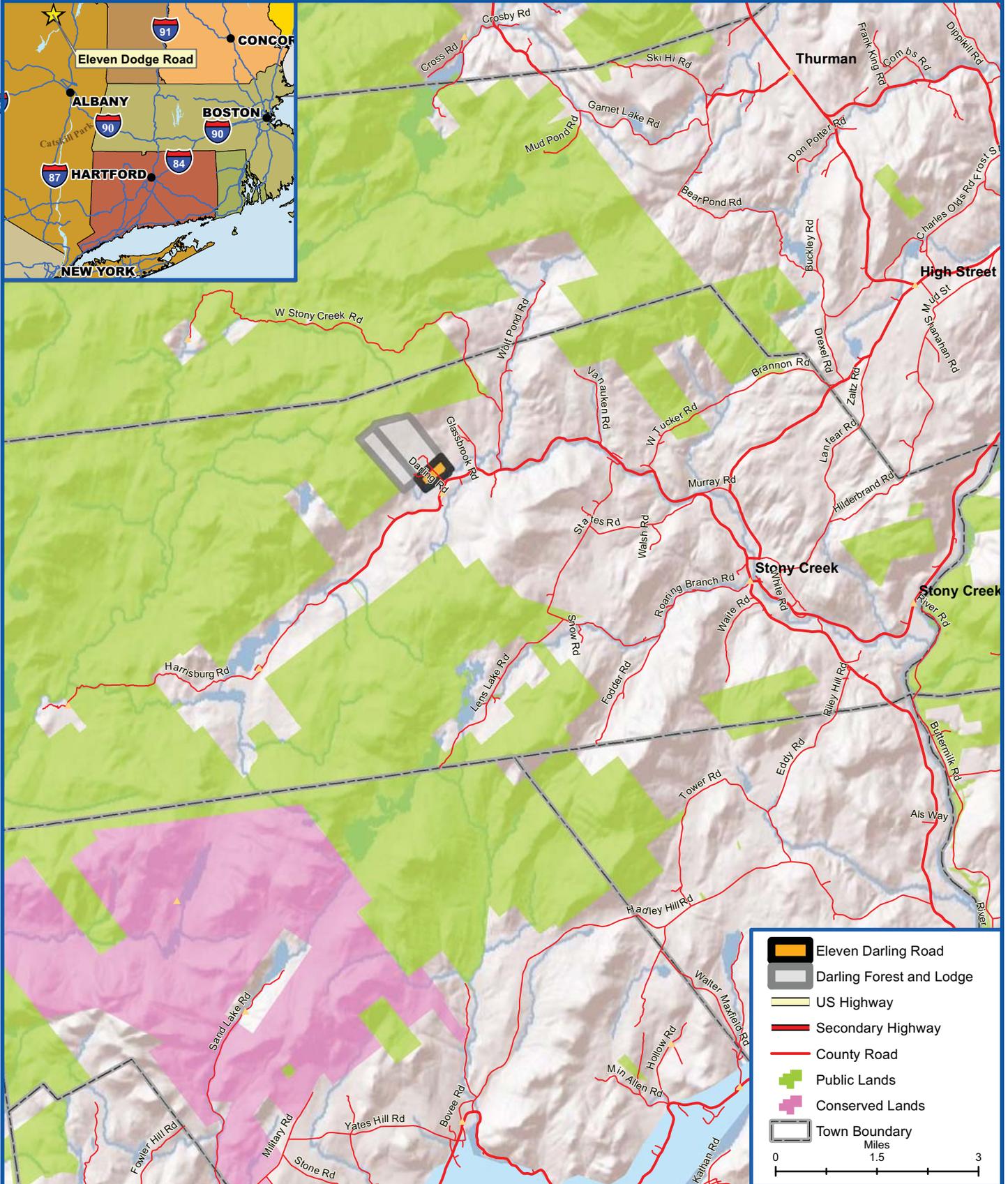
Locus Map

Eleven Darling Road

70 GIS Acres

Stony Creek, Warren County, NY

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	Eleven Darling Road
	Darling Forest and Lodge
	US Highway
	Secondary Highway
	County Road
	Public Lands
	Conserved Lands
	Town Boundary

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Miles



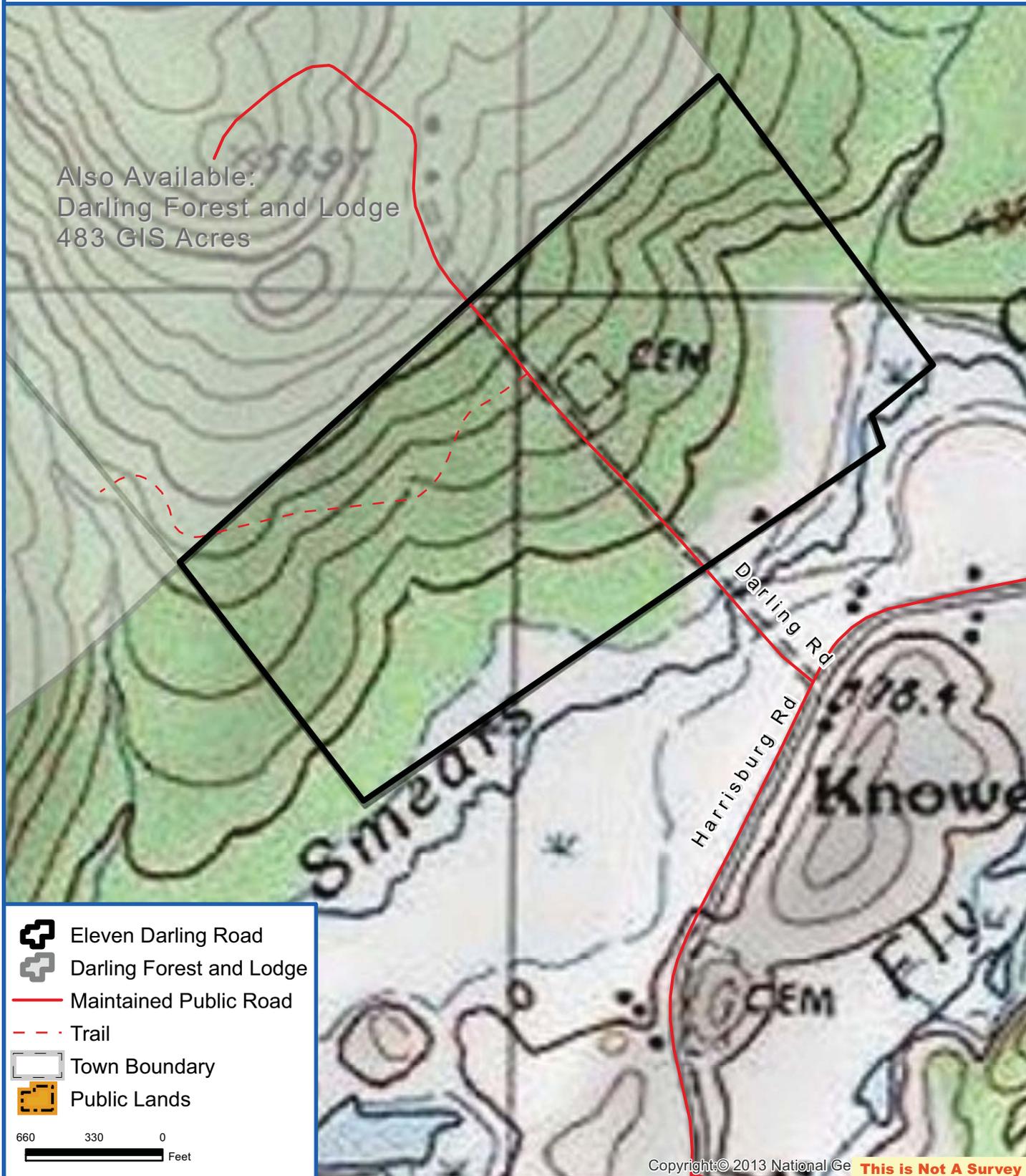
Eleven Darling Road

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70 GIS Acres

Warren County, New York

Also Available:
Darling Forest and Lodge
483 GIS Acres



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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from NYS GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



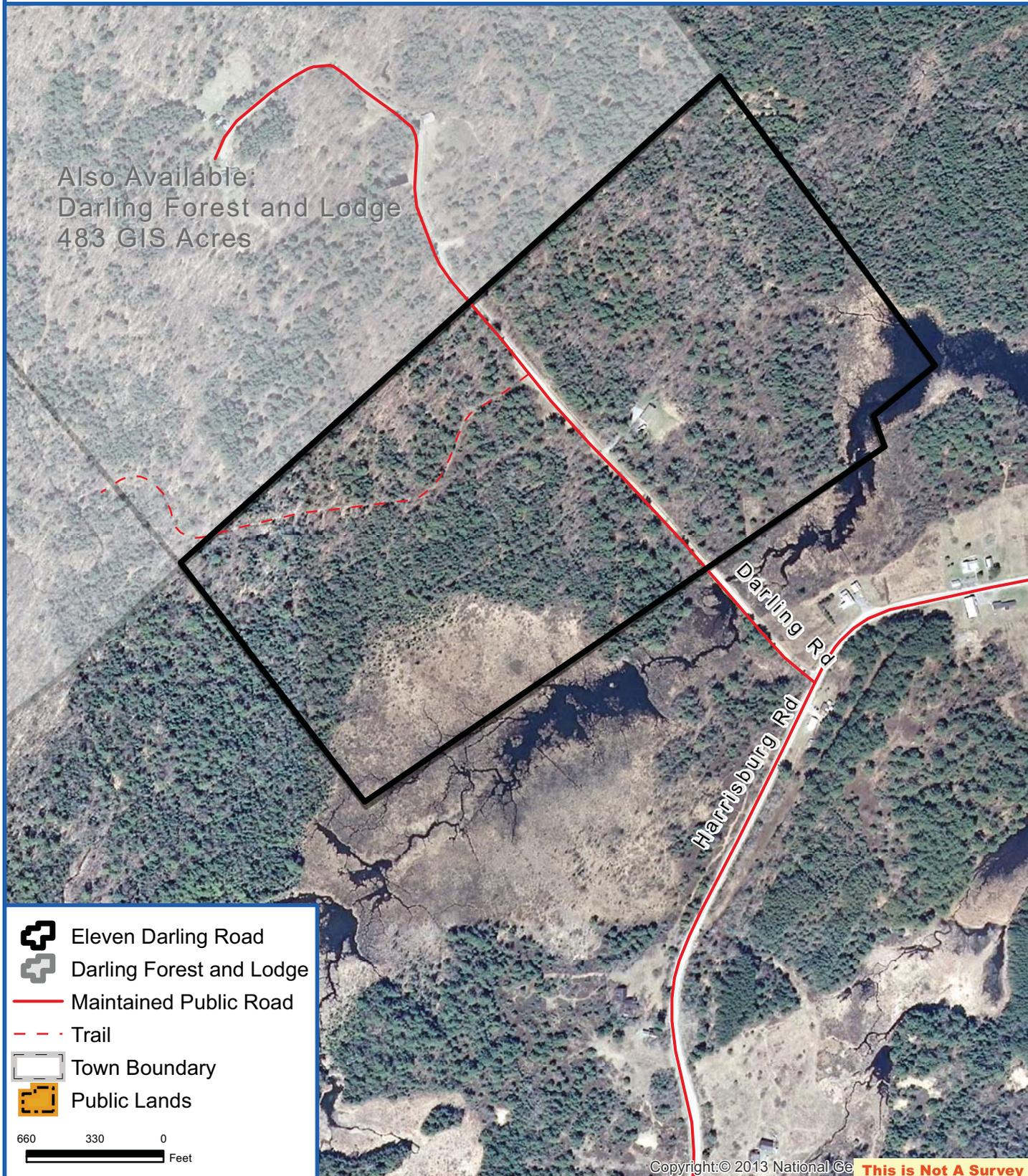
Eleven Darling Road

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New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers and sellers of property to advise the potential buyers and sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales associates.

Throughout the transaction you may receive more than one disclosure form. The law requires each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interest. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this

by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between

the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real

estate. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation.

This form was provided to me by Todd Waldron (print name of licensee) of Fountains Land (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent | <input type="checkbox"/> Buyer's agent |
| <input type="checkbox"/> Broker's agent | <input type="checkbox"/> Broker's agent |
| <input type="checkbox"/> Dual agent | |
| <input type="checkbox"/> Dual agent with designated sales agent | |

If dual agent with designated sales agents is checked: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

I/We _____ acknowledge receipt of a copy of this disclosure form: signature of { } Buyer(s) and/or { } Seller(s):

Date: _____

Date: _____