



**Fountains
Land**
AN F&W COMPANY

KELLUM MOUNTAIN LODGE

An incredible Lake George-region waterfront estate with its own private pond and a well-appointed custom log home, featuring elegantly rustic Ralph Kyloe décor.



**207 Surveyed Acres
Warrensburg, Warren County NY**

Price: \$749,000

A PRIVATE WATERFRONT RETREAT

Kellum Mountain Lodge is an incredible southern Adirondack waterfront property with a convenient location in the Lake George Region. This great property is in turn-key condition for immediate weekend enjoyment, and offers a private, swimmable Adirondack spring-fed pond, incredible mountain views, and a custom, immaculately-appointed log home chalet with gorgeous handmade Ralph Kyloe rustic furnishings.

Kellum Mountain's focal point is its very own private Adirondack pond, spanning over 11 acres in area and tucked privately beneath the surrounding mountains and entirely within the property's boundaries. This exceptional natural beauty benefits from outstanding aesthetic qualities and offers a classic swimming and fishing opportunity for its owners and their friends and family. The pond is 10'-12' deep, with a fishery that's ideally-suited for large-mouth bass.



The Lodge is elegantly appointed with classic Adirondack décor and comes fully furnished so you can move in and enjoy it immediately.

This gorgeous log home overlooks the pond's northeastern shore, accessed by a short asphalt driveway spur from East Kelm Road on a site that basks in warm afternoon sunlight exposure. From the cabin grounds, there's a direct and open view of the water and the surrounding mountains flanking its shores, forested with hardwood, pine and hemlock. The pond's undeveloped shoreline offers an incredible backdrop for towering cathedral pines and evergreen hemlocks growing along the water's edge. A private hiking trail extends around the western and southern rims of the water, leading to a small clearing that would be a perfect spot for a lean-to or gazebo overlooking the water.

The pond and its waterfront residential area lie within a secluded forest 'bowl' that is protected by two high ridges to the east and south, including the summit of Kellum Mountain (elevation 1,600'), which is framed on the southwest horizon. From the lodge, the terrain climbs steadily toward the land's upper elevations, crossing through the surrounding forests and approaching several granite outcroppings which reveal exceptional views of the southern Adirondacks. From one such vantage point, known as "The Overlook", you will be rewarded with 20-mile-long views toward Gore Mountain and beyond.



The boat dock area along the waterfront is situated within just a few hundred feet of the lodge and its surrounding grounds. You can enjoy this view right from the deck.

LOCATION

The property is located a handful of miles north of Warrensburg near Kellum Pond, within easy driving distance of Lake George Village, Glens Falls, Gore Mountain and Saratoga Springs. This popular vacation destination offers extensive natural beauty while lying conveniently within a half day's drive of major northeast US metropolitan areas. The surrounding landscape is shaped by its vast forests, numerous lakes and beautiful mountains. It is a region well-known for providing abundant outdoor recreational activities, including perennial favorites like swimming, fishing, hiking and skiing.

The property is nestled just south of Kellum Pond Association, a small, second-home waterfront community consisting of a few dozen pond-side residences along nearby Kellum Pond. While offering the peaceful tranquility of a secluded Adirondack retreat, this area is located within 5 minutes of the US Route 9 corridor and provides easy travel to Warrensburg Village (5 miles) and Glens Falls (20 miles) for shopping and dining options.

Saratoga's Tech Valley Region is located 40 minutes south along the Northway, while the Adirondack High Peaks area lies 1 hour north. North Creek Village and Gore Mountain are located 30 minutes to the north along State Route 28, offering outstanding skiing opportunities for winter recreation enthusiasts. Lake George Village is 15 minutes south, and Albany's Capital District is situated within a 1-hour commute. The greater New York and Boston metropolitan areas lie 4 hours to the east and south respectively.

TURNKEY LODGE

If you've been dreaming of an elegantly appointed custom log home with vintage Adirondack furnishings and a comfortable, rustic waterfront ambience, you'll love this lodge. Constructed in 1984, this 1,644 square foot retreat offers an authentic Adirondack experience, highlighted by its fine craftsmanship and elegantly rustic ambience, accentuated by a stunning collection of white birch and curly maple Ralph Kyloe-built furnishings. Its careful round-log construction was inspired by the historic "Great Camp" architecture of the late 19th and early 20th century.

The home has an open floor plan, highlighted by a comfortable great room area in the front with gable glass views of the pond and a large granite stone fireplace. Notable finishes include original oak hardwood floors, gorgeous timber railings and rafters, and towering cathedral pine ceilings with skylights.



Kellum Mountain Lodge's custom log home is sited privately along the northeast shore of the pond.



The lodge is furnished with elegantly stunning and rustic Adirondack furnishings crafted by Ralph Kyloe, a nationally-celebrated artisan and author of several rustic cabin books.

THE LODGE (CONTINUED)

A first-floor master bedroom and accompanying guest room offer comfortable first floor sleeping quarters for 4-5 people, while the spacious open loft and ¾ bathroom on the second floor can be used for office space, reading, and additional weekend sleeping quarters as needed.

The home's stone deck extends living space to the outdoors and provides a scenic platform for relaxing in an Adirondack chair while enjoying a stunning Adirondack sunset over your own pond. From the deck, a short stone walkway cascades down to the pond's edge and the dock area, easily connecting the home with the surrounding white birch, maple and pine-studded shoreline. Property condition disclosures and a copy of the survey are available upon request.



The lodge has gorgeous wooden rails, high cathedral ceilings, an open floor plan, gable glass and vintage Adirondack décor.

ACCESS & SURVEY INFORMATION

The property is accessed via East Kelm Road, a private gravel road which is maintained by the nearby Kellum Pond Association to the north. This artery provides deeded, four-season access to the property from Forest Lake Road, a town-maintained highway connecting the area to Route 9. Traffic access along East Kelm Road is suitable for passenger vehicles and extends for nearly 1.5 miles before entering the property's northeastern corner. East Kelm Road skirts around the northern edge of the pond and continues for 600' to the tract's northwest corner; eventually leaving the property as it provides deeded access to neighboring parcels to the northwest.

Boundary lines are variable and delineated in the field by occasional red boundary paint and blue flagging. Total boundary perimeter is 2.2 miles. A survey completed by Darrah Land Surveying in 2010 indicates 207.296 surveyed acres.



Furnishings include a suite of stunning hard maple tables, birch bark furniture, twig work beds and chairs, and this incredible rocking chair—all included with the sale of the property. You can move right in and enjoy it immediately.

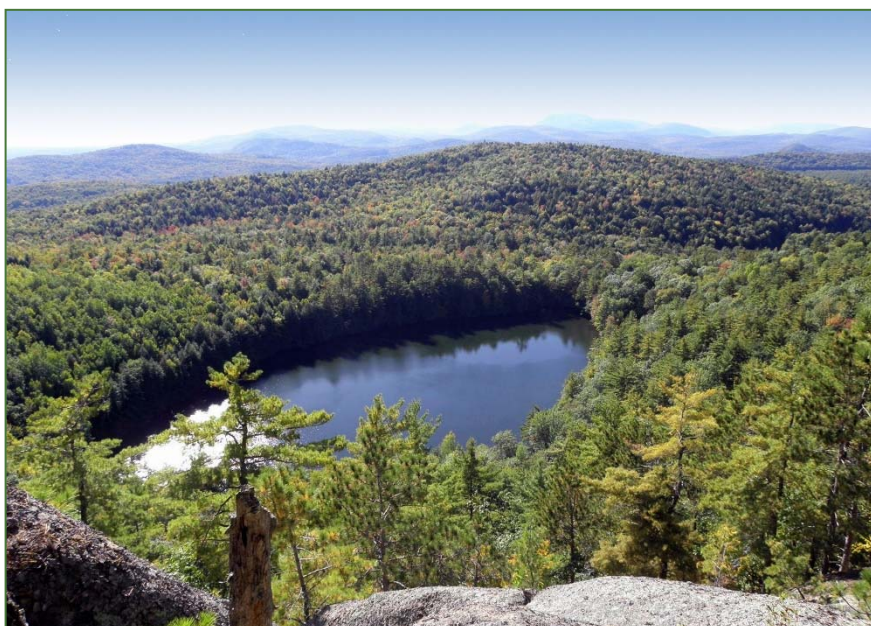
PROPERTY TAXES/TITLE

Total property taxes for calendar year 2018 were approximately \$12,276. The property **IS NOT** under the State of New York's popular 480-A tax program, which significantly reduces the annual tax burden. For more information about 480-A, contact Fountains Land or the Department of Environmental Conservation office located in Ray Brook, NY (518) 897-1283.

The property is owned by Kellum Mountain LLC, whose deed for the property is recorded in the Warren County Clerk's Office in Lake George, NY as Deed Book 3932 Page 18.

The property is subject to a right-of-way easement across the East Kelm Road, which provides access to neighboring properties to the west along Kellum Pond. This lightly trafficked, dead end road flanks the far northern edge of the property and is used primarily by only a handful of neighbors to the west.

Tax map information is recorded in the Warren County Real Property Tax office as town of Warrensburg tax map parcels #184-1-3 and 184-1-4. Adirondack Park Agency land use classification is 'Rural Use', allowing for an average lot size of 8.5 acres per principle structure.



A panoramic view of the surrounding mountains from the Overlook says it all - stunning!



Looking at the pond from the front yard at the lodge. You can move right in and enjoy it.

Fountains Land 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.

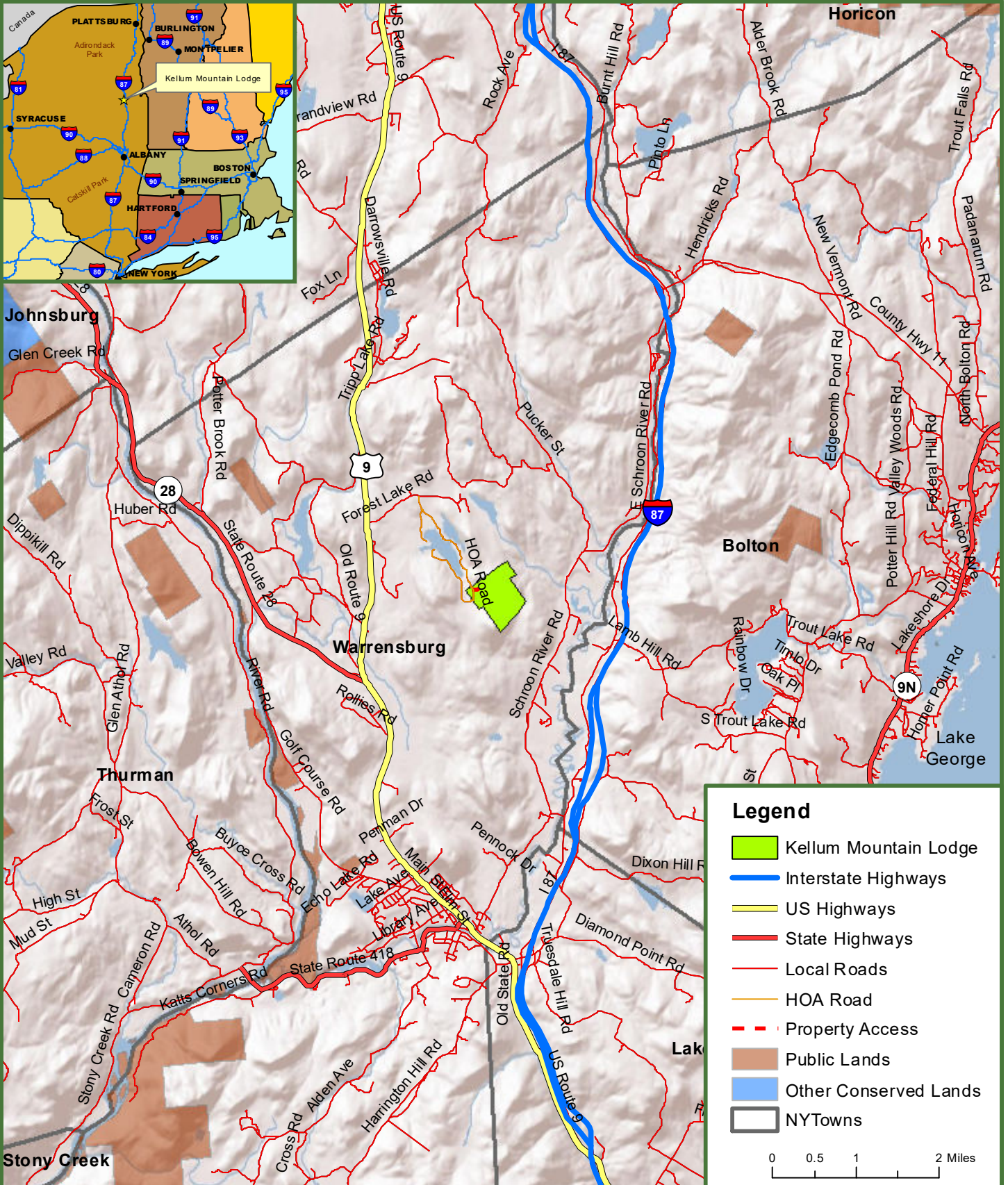
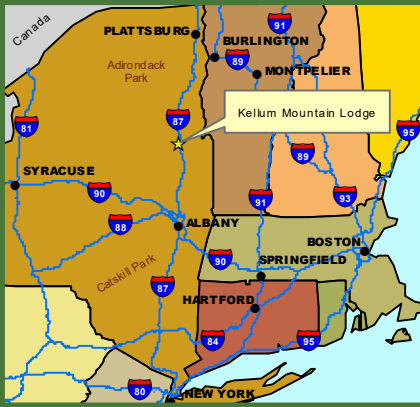


Locus Map

Kellum Mountain Lodge

207 Survey Acres

Warrensburg, Warren County, NY

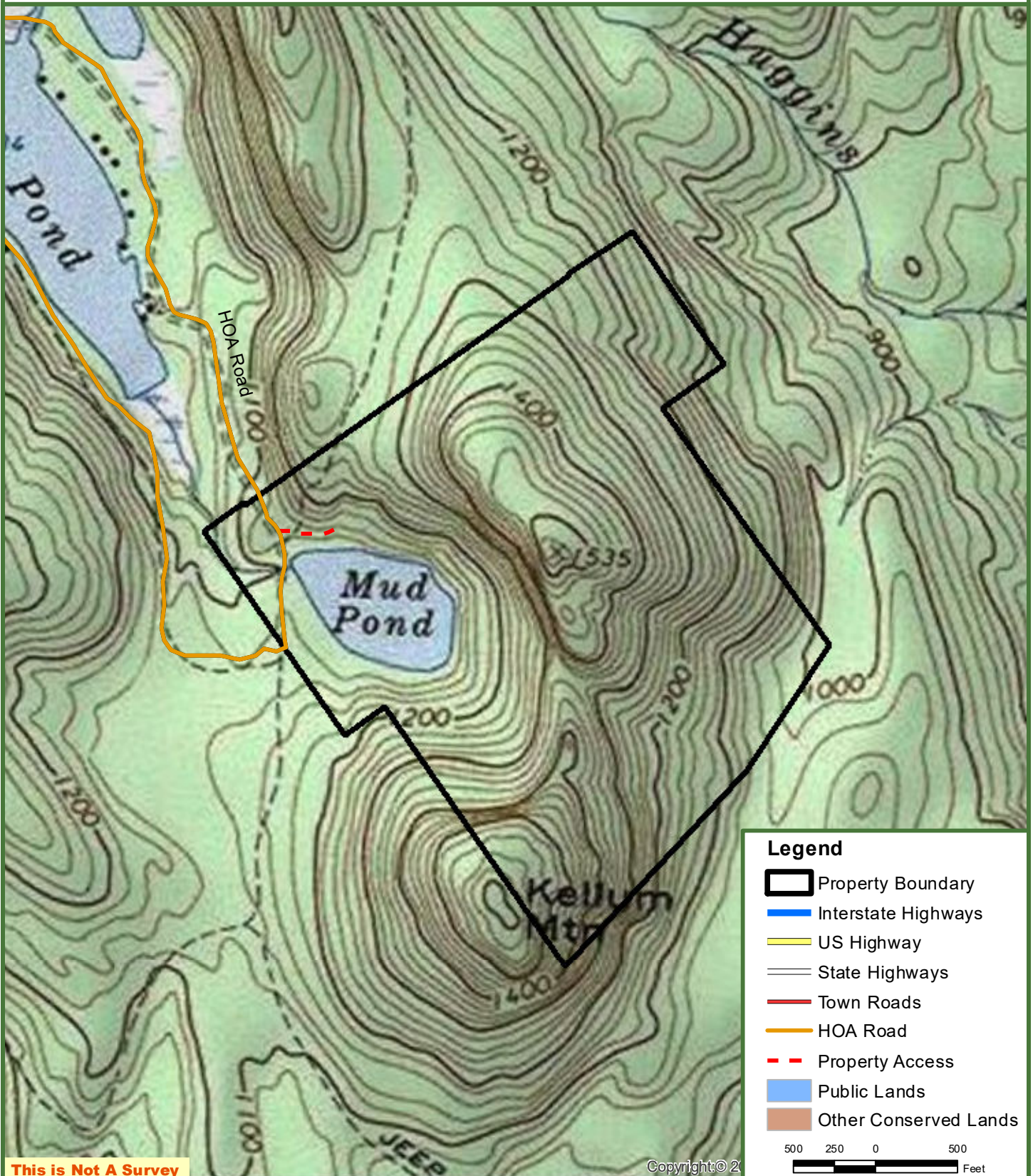




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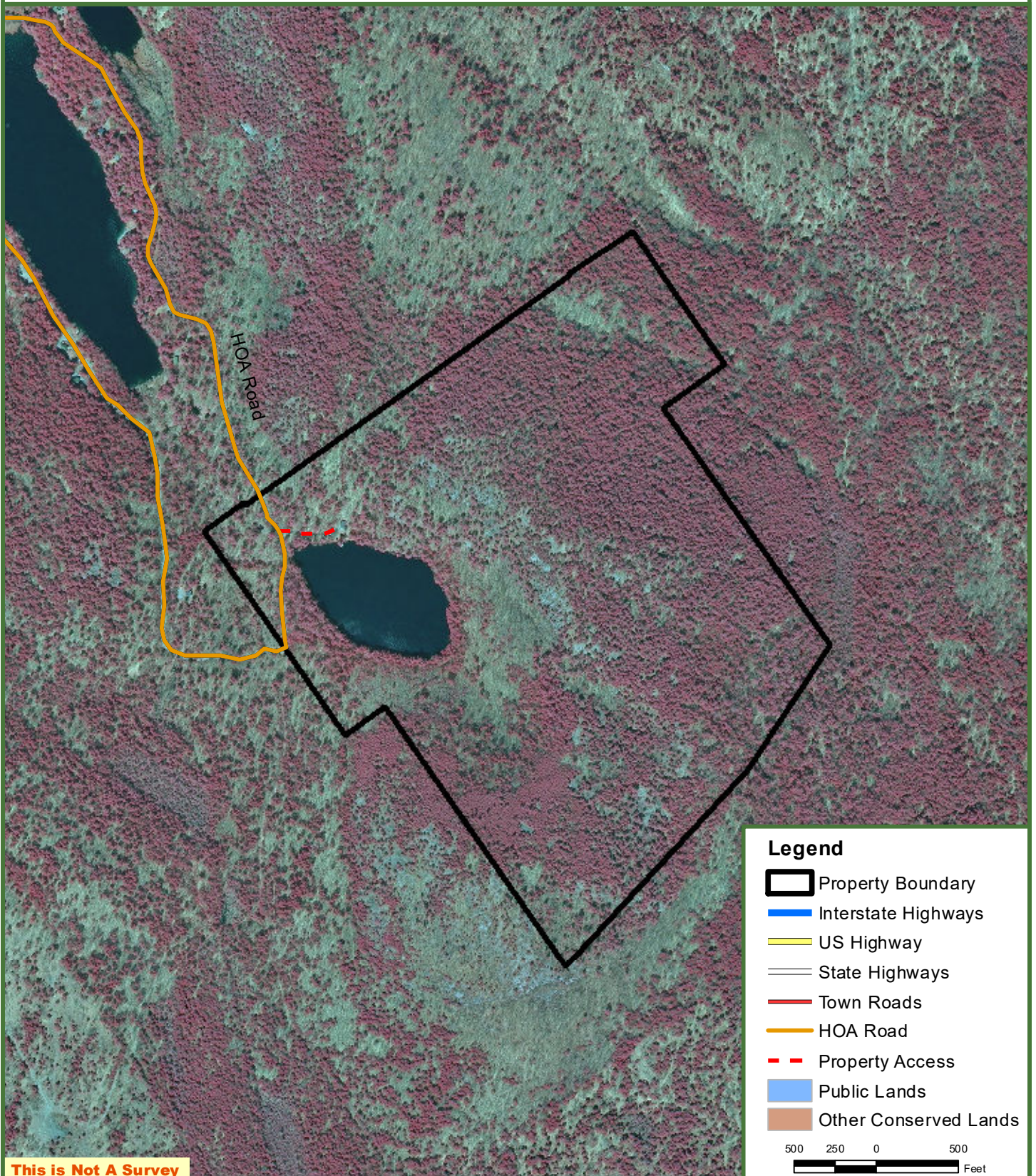
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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



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New York State
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Division of Licensing Services
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Albany, NY 12201-2001

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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:

☒ Seller as a (check relationship below)

☐ Buyer as a (check relationship below)

☒ Seller's agent

☐ Buyer's agent

☐ Broker's agent

☐ Broker's agent

☐ Dual agent

☐ 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: _____