

## COBBLE MOUNTAIN LODGE

Answers to frequently asked questions:

1. The property is not currently occupied. Meadow Mount Music students, who were summer residents only, last stayed there in the summer of 2003.
2. Plumbing, heating and electrical systems in need of renovation. Slate roof is in need of repair. The garage is in disrepair. Estimated repair costs are unknown. There are no structural or pest infestation reports available.
3. This is not a private setting. All structures are located in a village on a village street, in close proximity to neighbors.
4. The current owner's father purchased the property from the Lambs.
5. The property was placed on the market December 1, 2006.
6. It is zoned residential. However, since the adjoining property is a small apartment building, it may qualify for a B&B.
7. There is no survey of either the 3± or 4± acre option. This will be the purchaser's responsibility.
8. The Boquet is a small, non-navigational, fishing stream, resulting in a good habitat for brook trout.
9. Furniture is sparse and may be negotiable.
10. It is not registered as a Historic Home. There are no blue prints or original construction photos.
11. Full basement.
12. Town water. Private sewage disposal system.
13. Elizabethtown town amenities include bank, grocery store, hardware, auto repair, restaurants, golf course, etc., less than 5 minutes distant. Home of Essex County Government Center.
14. Five miles from Interstate highway 87 (Northway), Two hours from international airports in Albany, NY, Montreal, Canada and one hour from Burlington VT airport.
15. Lake Placid, home of the 1980 Winter Olympics is 40 min to the West. Lake Champlain is 20 minutes to the East. Major shopping Centers in Plattsburgh, NY, 30 min to the north.