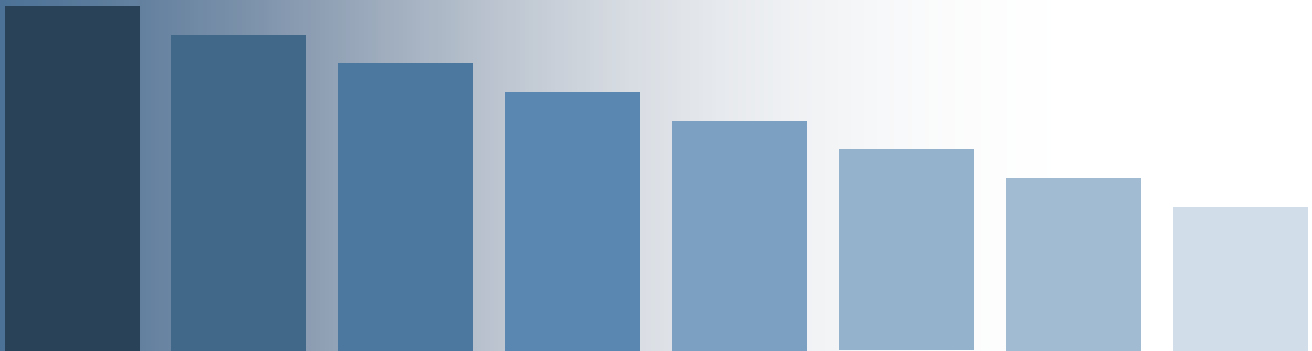


# *Eagle Cove Estates*



*by Adirondack Phoenix Properties, Inc.*



# *Eagle Cove Estates*

*A Rare Opportunity in the Central Adirondacks . . .*

- ✦ *Historic site in the heart of the Adirondacks*
- ✦ *Destined to be one of the most sought after Fulton Chain of Lake addresses*
- ✦ *A limited number of Spacious Lakefront and Off Water Home sites*
- ✦ *Close to 1000' of the most beautiful 4<sup>th</sup> Lake waterfront*
- ✦ *Twenty eight acres in Hamilton and Herkimer Counties*
- ✦ *Spectacular lake and mountain views*
- ✦ *Prestigious Single family residences*
- ✦ *Will meet or exceed local and Adirondack Park Agency guidelines*
- ✦ *Restrictive covenants and architectural review*
- ✦ *Sandy beachfront and natural shorelines*
- ✦ *Carefully planned home layout for maximum views*
- ✦ *Ideal location for all year round activities: golf – boating – snowmobiling - skiing*
- ✦ *Pre-development phase is over*
- ✦ *Immediate Availability*
- ✦ *To be offered exclusively through Greg Timm at Timm Associates, Inc. Old Forge, NY.*

# *Eagle Cove Estates*

*Eagle Cove Estates* will be situated on the former site of *Lynn University's Camp Eagle Cove* on the shores of beautiful Fourth Lake of the Fulton Chain of Lakes. The property spans the county lines between Herkimer and Hamilton Counties with the majority of the property in Herkimer County and the Town of Webb. A small waterfront parcel with an existing structure is located in the Town of Inlet, Hamilton County.

This is a 28 + acre parcel on approximately 978 feet of sandy water frontage. The parcel is mostly level and rolls slightly from the South Shore Road which divides the property in half. The elevation difference from road to lake is approximately 30 to 40 feet and the soil is primarily sandy which affords excellent drainage. A stream meanders through the Eastern most side of the property and empties into Fourth Lake on the Eastern corner of the property.

There were approximately thirty-five structures on the parcel, most of which were seasonal in nature and many have already been removed. Seven of the structures had been improved in recent years for year round use by *Lynn University* for their Old Forge campus. Students and faculty lived on site for the years that Lynn owned the camp. It had been previously used seasonally as a children's camp – *Camp Eagle Cove* - for decades (1943 – 1993). We may keep and market the seven of the newer living structures as part of the subdivision. Three of these structures are located on one lot (#5) and will be restructured to produce just one principal structure and a guest cottage. There is also a double tennis court that will be kept and sold with an off water lot (#9). Another storage/barn structure on the separate 14 acre parcel on the westerly side of South Shore Road will also be kept as a secondary structure sold with that parcel of land (#10).

*Eagle Cove Estates* will be a subdivision that shall include six privately owned waterfront parcels and five off water parcels with deeded lake access. A seventh waterfront parcel shall be owned by the HOA and will afford lake access for the 5 off-water parcels. Local zoning regulations require at least one hundred feet of waterfront for lakefront properties and no less than 25,000 square feet of land. Off water properties must contain at least 40,000. square feet of land. Our proposal exceeds Town of Webb and Town of Inlet minimum requirements. Waterfront parcels will range from 120' to over 200' with more than 40,000 s.f. of land. Off water properties shall range between .7 and two + acres on the waterfront side of South Shore Road and the 14 acre parcel on the other side of the road will be subdivided into just two parcels.

There are two drilled wells that may continue to be used as well as several gravel roads and parking areas. There are two extensions of the existing roads that will be constructed to afford access to several of the proposed lots. These roads will be maintained by the HOA and owned by the individual property owners with deeded ingress and egress to adjoining properties.

The developer and architectural review committee will enforce a very strict architectural review of all improvements within the subdivision. Six parcels will be offered with their own private waterfront. Three of those parcels will include existing structures. Another non-conforming lakefront parcel shall also be used in common with five off water properties and owned by the HOA. We shall make this parcel, adjacent to parcel #6, 100 + feet. It will be situated on the Westerly side of the property. This parcel shall afford deeded lake access and boat dockage for the off water parcels.

Permits for subdivision have been issued by the *Adirondack Park Agency* as they maintain jurisdiction over the property. The Towns of Inlet and Webb had also been involved in the permitting process after the APA made their determinations. The NYS Board of Health also had jurisdiction as it is a subdivision that exceeds five lots. All septic system designs have been engineered and approved by the appropriate agencies.

We propose to make all utilities underground for maximum safety, efficiency and aesthetics. National Grid, formerly Niagara Mohawk, shall be brought in to implement our proposals.

We will also require architectural review for all improvements to any of the parcels. This will ensure that each property owner shall have their investment secured and that no changes or improvements shall be made that will diminish the value of neighboring properties. In addition, we shall establish minimum structure sizes which shall be no less than 2500 sq.ft. for new principal structures. Construction types and outbuilding standards will also be jurisdictional with the architectural review committee. We want to offer an unobstructed view from all waterfront properties to the entire Fourth Lake vista as well as the mountains on the opposite shoreline. Construction site location for each parcel shall be predetermined to afford as much lake visibility as possible for the off water parcels.

# *Eagle Cove Estates*

## Fourth Lake - Inlet and Old Forge, New York



**Lot # 1** – Approx. 126' of natural lakefront on 1.94 acres with sandy bottom and stream frontage along the Eastern sideline. This parcel crosses the county lines between Herkimer and Hamilton with the majority of land in Hamilton County. It extends over 700' back toward South Shore Rd. Includes an approx. 744 sq. ft 2 bedroom Adirondack cottage (built in 1910 as per Inlet Real Property) with approx. 256 sq. ft. of decks (built in 1960). It was refurbished in the mid 90's. It has a full bath and combination kitchen, dining and living area with fireplace that opens to a waterside deck. There is an existing septic system in place, but a new conforming system will be installed that will have to pump to a new distribution field designed for up to 4 bedrooms. The entire parcel including the septic area is contiguous. Water is currently supplied via a main well, but that will have to be replaced by a new well on this site. Deeded access is via a driveway maintained by the HOA through Lots #2, #3, #4, #5, #7 and #8. The existing structure may have to be removed if a new primary home is built on the parcel – which we will allow as per Town of Inlet, Town of Webb and APA guidelines. **Priced at \$640,000.**

**Lot # 2** – Approx. 122' of natural lakefront on approx. 1.17 acres with sidelines averaging over 430'. This parcel is mostly wooded starting approximately 130' back from the water. The building envelope shall be no closer than 100' back from the lake. The septic is designed for up to three bedrooms and shall be installed at the rear of the parcel and a well shall be located near the lakeshore. Deeded access is via the driveway maintained by the HOA through Lots #3, #4, #5, #7 and #8. We will allow a primary structure within the established building envelope as per Town of Webb and APA guidelines. **Priced at \$549,000. Option Taken**



**Lot # 3** – Approx. 120' of natural lakefront with some trees right on the shoreline and on approx. 1.14 acres with sidelines approx. 480'. The building envelope is located no closer than 100 feet from the shoreline. The septic system is designed for up to 4 bedrooms and shall be located at the rear of the site and a well shall be located near the lakeshore. Deeded access is via an HOA maintained driveway through Lots #4, #5, #7 and #8. Both a primary structure and guest cottage would be allowed within Town of Webb and APA guidelines. Several existing buildings are located on the site within 100' of the lake and shall be removed. **Priced at \$540,000. Sold.**

**Lot # 4** – Approx. 137' of lakefront which is primarily sandy beach and 2.28 acres with approx. 300' and 850' sidelines. There are several large trees on the parcel mostly behind the existing structure with lawn rolling to the beachfront. The existing building (Black Bear Lodge) is set back approx.185' from the lake and the building envelope shall be no closer than 100' from the lakefront. An existing septic system shall be replaced with a new one, designed for up to five bedrooms. An existing well is located near the structure and it shall be abandoned and a new one drilled nearer the lake. This is a two level building with basement level walk-outs in two locations and two 1/2 baths. The main floor (approx. 2700 sq. ft.) currently consists of 5 bedrooms and 3 1/2 baths. The structure is heated with an oil hot water baseboard system. Deeded access is via HOA maintained driveway through Lots #5, #7 and #8. It also has 31.84' of road frontage. **Priced at \$775,000. Sold.**



**Lot # 5** - Approx. 140' of lakefront which is primarily sandy beach and sits on approx.1.3 acres with sidelines approx. 300' on the East and 250' on the West. There are currently two 900 sq. ft. 4 bedroom cottages renovated in 1996 (**one of which shall be removed**) plus an approx. 3900 sq. ft. two level plus basement dorm building know as Eagle Cove Lodge, built in 1998. The new septic system will be designed for up to 6

bedrooms. There are mature trees located on three sides of the building area. The two cottages each have a gas fired fha heating system and the dorm features a 3 zone oil fired hot water baseboard system. There are currently 11 bedrooms and 4 full baths plus additional common spaces in the dorm. Water is currently from an existing well, but it will have to become independent. There can only be one primary home and one guest cottage as per Town of Webb and APA guidelines. The building envelope is set back from the lake 100'. Deeded access is via HOA maintained driveway through Lots #7 and #8. **Priced at \$820,000.**



**Lot # 6** – Approx. 211' lakefront which is partially sandy beachfront on approx. 1.66 acres extending back over 400' from the lake. Deeded access will be from an HOA maintained driveway through Lot #7 and the **HOA Shoreline Access Parcel** on the westerly side of the subdivision. The large building envelope is primarily flat and used to be a baseball field. A primary home may be built within the building envelope which is 80' from the lake - within Town of Webb and APA guidelines.

The septic has been designed for up to six bedrooms. The well shall be drilled lakeside of the home site. This is the only parcel that may be allowed to have a boat house erected upon its waterfront. **\$949,500. Option Taken**

**Lot # 7** – This is an off water .92 acre lake rights parcel that includes the 2100 sq. ft. “Gatehouse” cottage. It was remodeled in 1993. There is septic system that shall be replaced with a new one designed for up to 4 bedrooms. This is a multi story building with a lower level walk-out that currently has 5 bedrooms and 3 baths plus several common living areas. There is 130.7’ road frontage on South Shore Road and a paved parking area, adjacent to the house, which shall be removed. This property will have deeded lake rights to the **HOA Shoreline Access Parcel** waterfront and deeded access via the HOA maintained drive. It now shares water from a common well, but will have to be independent. **Starts at \$375,000.**



**Lot # 8** – This is an off-water 1.38 acre lake rights parcel with an existing 2 bedroom, 2 bath approx. 800 sq. ft. cottage heated with propane fha that was remodeled in 1997. It has 435.35’ of road frontage on South Shore Road. The main well is located on this site and it shall remain. The existing dry well septic system shall be replaced with a new system designed for up to 4 bedrooms. This property will have deeded lake rights to the **HOA Shoreline Access Parcel** waterfront and deeded access via the HOA maintained drive. As per Town of Webb and APA guidelines this parcel may have both a primary structure and guest cottage. The existing structure could be either. Another existing structure on the lot near the South Shore Road has been removed. **Starts at \$395,000.**

**Lot # 9** – This is an off water 2.52 acre lake rights parcel with approx. 410’ on the Western sideline and 575’ on the eastern sideline of this triangularly shaped parcel. It also has 486’ of road frontage on South Shore Road, 2 tennis courts and deeded lake rights via the **HOA Shoreline Access Parcel** waterfront. It is situated in Herkimer County on the Hamilton County line. The septic system has been designed for up to 4 bedrooms and a well will have to be drilled on site. Access is directly from South Shore Road. As per Town of Webb and APA guidelines there may be both a primary structure and guest cottage on the parcel. **Starts at \$320,000.**



**Lot # 10** – This is an off water lake rights parcel that has a large barn already on site and is 5.4 acres with 433.1' of road frontage. This lot will have deeded lake rights via the **HOA Shoreline Access Parcel** waterfront which is located on the other side of South Shore Road. The septic system is designed for up to 4 bedrooms and a well will have to be drilled on the site. **\$259,000.**

**Lot # 11** - This is an 8.7 acre off water lake rights parcel with 321.8' of road frontage. This lot will have deeded lake rights via the **HOA Shoreline Access Parcel** waterfront which is located on the other side of South Shore Road. The septic system is designed for up to 4 bedrooms and a well will have to be drilled on the site. **\$259,000.**

**The developer may make improvements to existing parcels such as renovations to existing structures (Lots # 5, #7, and #8) and/or installing new septic systems or drilling wells. These improvements shall be in addition to posted prices. Underground electric and the construction of HOA access driveways, as per permits, shall be included. Off water parcels will be required to purchase boat slips on the HOA lake access parcel from the developer. All prices subject to change without notice.**

# *Eagle Cove Estates*

**There will be restrictive Covenants for the Eagle Cove Estates subdivision. There shall also be a Home Owners Association.**

- ◆ Each property owner within **Eagle Cove Estates** shall be a voting member of the **Home Owners' Association** and entitled to one vote for each of the **11 privately owned parcels**.
- ◆ The name of the **HOA** shall be **Eagle Cove Home Owner's Association, Inc. This has already been established.**
- ◆ The maintenance of the roadways or driveways to each property shall be funded by fees collected via the **HOA** and established for that reason. Maintenance shall include, but may not be limited to periodic resurfacing with driveway mix or stone and snowplowing.
- ◆ Additionally, the **HOA** shall offer a second level of membership that will include the owners of the five off water parcels (Lots #7 through #11) and cover the maintenance of the deeded waterfront. This 104' +/- of lakefront shall be adjacent to Lot #6, owned by the HOA and will have deeded access granted to a maximum of five off water parcels. They shall share in the maintenance of the docks, pathway and also share in any tax and insurance liability.
- ◆ The **HOA** shall enforce standards established for the maintenance of structures, yards, lawns and lakefront within the subdivision.
- ◆ Each of the **six** waterfront parcels shall have deeded access to the respective property via roads/driveways on neighboring properties within the subdivision.
- ◆ The deeded waterfront has a 30' wide access path with ample room for a **walking path** to the lake under an established vegetative canopy on the Western side of the property. Two existing structures on the corner of this parcel were removed. They sat within 20' of the lakefront. There exists sufficient space for **walking access** to the proposed docks for the five off water property owners. There is no intent on supplying vehicular parking (other than golf carts) at the access point.
- ◆ There shall be no rights other than ingress and egress via Lot #7 and #6 for off water property owners and they shall be restricted from any other use or activity on the access property except where it shall be designated by developer. There shall be no vehicular traffic (other than golf carts) to the deeded portion of the waterfront except by the owner of Lot #6.
- ◆ The construction of a boathouse will be allowed on Lot #6. This site shall be determined by the developer

- ◆ Each of the six waterfront parcels shall be permitted to have a private dock on their respective water front. Dock design must be approved by the developer.
- ◆ There shall be no other structures, including lean-tos and boathouses allowed between primary homes and the lakefront.
- ◆ Each waterfront parcel shall have a pre-determined building envelope with set backs from the waterfront established by the developer.
- ◆ Each parcel within the subdivision shall have septic system sites established by the developer as well as specifications for each system that have been approved by the APA and other governmental bodies that have jurisdiction and control over said systems.
- ◆ Existing structures on any of the lots will be grandfathered in as far as location, but they will have to be upgraded to conform to all building guidelines and regulations established by the developer within time parameters also established by the developer.
- ◆ All new waterfront primary home structures shall have a **minimum heated square footage of 2,500 square feet**. This shall not include basements, porches, walkways, garages and/or decks.
- ◆ All structure heights shall be governed by APA 40' max. height restrictions now in place.
- ◆ There shall be maximum size limit for principal structures as per permits.
- ◆ There shall be no more than one principle structure on any parcel. The definition of principle structure shall be determined by the regulations of the APA.
- ◆ There shall be an architectural review procedure established which shall govern all new construction and/or remodeling of any structure within the **Eagle Cove Estates** subdivision.
- ◆ Building materials, building heights, colors and exterior facades shall be pre-approved within the architectural review process.
- ◆ All roofing materials shall be asphalt, fiberglass, slate (real or synthetic), cedar or other non-metallic substance approved by the developer.
- ◆ There shall be no vinyl or metallic siding used anywhere within the subdivision.
- ◆ All external colors shall be pre-approved within the architectural review process and shall consist only of browns, dark greens, dark reds, and grays or natural wood.
- ◆ All external lighting is subject to approval within the architectural review process.

- ◆ There shall be no external signage of any sort on any property other than one which may designate the name of the owner or property.
- ◆ There shall be minimal removal of existing trees on any part of the **Eagle Cove Estates** property except where necessary and pre-approved by developer for the construction of driveways, septic systems and structures. APA regulations shall be the minimum default as far as plant removal between the principle structure and the lake.
- ◆ No trees shall be planted that will diminish existing views of neighboring waterfront properties. They shall be subject to review by the developer. A planting plan has been submitted to the APA for waterfront lots.
- ◆ All fuel storage tanks shall be located underground or enclosed so as not to be visible.
- ◆ There shall be no clothes lines visible within the subdivision.
- ◆ There shall be no satellite dishes larger than 2' in diameter within the subdivision.
- ◆ All utility, phone and/or cable lines shall be located underground.
- ◆ There shall be no boats, trailer, RVs, ATVs, PWCs, trucks, snowmobiles or other vehicles stored within the subdivision unless they are within an enclosed garage.
- ◆ There shall be no operation of snowmobiles or ATVs across neighboring properties except for ingress and egress on designated roadways or driveways.
- ◆ There shall be no campers, house trailers, single or double-wides located within the subdivision.
- ◆ All lawns shall be kept mowed and maintained.
- ◆ All construction projects shall be completed within two years of inception.
- ◆ There shall be no construction or yard maintenance noises before 8 a.m. or after 8 p.m.
- ◆ All future changes and/or additions or improvements to any parcel may be subject to review by the APA, the Town of Webb or the Town of Inlet.

*For more information please contact:*

*Greg Timm*

*Timm Associates Adirondack Properties and Businesses*

*315.369.3951*

*Greg@timmassociates.com*

