

FEATURES SUMMARY

# BY THE *NUMBERS*

RESIDENCE

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6

Beds\*

4

Full Baths

1

Half Bath

6,728

+/- Interior SF

2024

Year Built

5.2

Acres\*

PARCEL

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Peninsular lot; 807 ft water frontage; seasonal boat dock

VIEWS

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Lake Champlain; Green Mountains range, Vermont

HOA?

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No.

*\*6 bedrooms (total; convertible 7th)*

## MAIN RESIDENCE

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4	3	1	5,000	3
Beds*	Full Baths	Half Bath	+/- Interior SF	Stories

*\*Upper-level office convertible to 5th bedroom via addition of closet*

## GUESTBARN

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2	1	1,728	2
Beds	Full Bath	+/- Interior SF	Stories

## GENERAL

- Property sited on a private, peninsular parcel (“point lot”) of 5.2 acres, with more than 800 ft of frontage on Lake Champlain; primary elevation of lot is more than 20 ft above water level; walking paths lead to water’s edge and (seasonal) boat dock
- Located on Lake Champlain, within the National Historic Hamlet of Essex, NY;
  - » Essex is part of Upstate New York’s beautiful Adirondack region, and is just across the lake from Burlington, Vermont (via a convenient, 25-min ride on the automotive ferry, running year-round, rain or shine; VT ferry terminal is just a 15-min drive from Burlington’s Int’l Airport)
- Property offers exceptional privacy (allowing for visits from wildlife such as bald eagles), yet is within a 5-minute walk of the town’s shops, dining, theater, and automotive ferry
- Also within a 45-min drive of Lake Placid and within 90 mins of Montreal, Canada
- Essex is a popular retreat for notable individuals, such as the 53rd Governor of NY, George Pataki
  - » during his tenure, Pataki championed several environmental initiatives to protect New York’s natural resources, including the historic preservation of lands in the Adirondacks; he remains engaged with such preservation efforts

## MAIN RESIDENCE

- Brand new (2024), custom-built estate featuring classic Adirondack architecture and modern amenities, with picturesque lake views from nearly every vantage point; beautiful, natural woods used throughout interiors

- Private, gently winding driveway leads to tri-level residence with standing seam metal roof and cedar shake siding exterior; nearly 100 windows throughout, offering magnificent views and natural light
- Charming foyer with one half-bath, “hidden” staircase to lower level and storage closet
- Two-story great room, with vaulted, tongue-and-groove ceiling, large picture windows with direct lake views, double-sided fireplace with stone surround
  - » Chimney built upon genuine stone preserved from the original, 1902 John Bird Burnham house; Burnham was a noted adventurer, wildlife and nature preservationist and editor of Forest and Stream magazine (1881-87), who started several businesses and built many homes in Essex; he also founded the Lake Champlain Crater Club in 1899
- Great room doubles as theater room, with hideaway, 130” motorized screen, custom motorized shades to block out light, and concealed, 4K laser projector
- Chef’s kitchen, with Sub-Zero refrigerator, Wolf double wall ovens, trash compactor, farmhouse sink, large center island, and handmade fir cabinetry; adjacent butler’s pantry with sink, Sub-Zero beverage cooler, and separate, walk-in larder
- Utility room offers Miele washer and no-vent dryer; adjacent to mudroom with built-in storage
- Wood-paneled, octagonal dining room surrounded by windows offering spectacular panoramic views
- Primary bedroom on entry level, with double-sided stone fireplace, dual walk-in closets and French doors opening to wraparound deck and hot tub
- Sumptuous primary bath offers *his-and-hers* vanities, claw-foot soaking tub, walk-in shower, private water closet and oversized windows providing unobstructed lake and mountain views
- Thoughtfully designed lower level, complete with two (2) bedrooms, one (1) full bath, kitchenette, and private entrance; ideal for use as “separate apartment” for extended family or guests
- Upper-level landing; overlooks great room below and leads to:
  - » Flex room; ideal for billiards, fitness, etc.
  - » Handsome, waterfront office with glass-paned double-door entry and semi-circular surround of windows
  - » One (1) guest bedroom with private balcony and one (1) full bath
- Expansive, 1,000-sf wraparound deck provides stunning, 270-degree views of Lake Champlain and Vermont’s Green Mountain range

## GUESTBARN

- Timber-frame, barn-style guesthouse with cooling and heating (energy-efficient heat pumps and mini-splits) throughout two (2) levels
- Lower level includes:
  - » Two (2), 12’ x 36’ garage bays opposite one another, providing vehicle drive-through and convenient storage; also includes level 2 EV charger for electric vehicles
  - » Entry foyer and lounge area with decorative, wood-burning stove

- » Full bath with rainfall shower, oversized sink and washer/dryer
- » Covered lean-to for outdoor storage
- Upper level includes:
  - » Intimate landing area with kitchenette
  - » Spacious living area with vaulted ceiling and walk-out access to balcony with pine railing
  - » Two (2) bedrooms, each with sliding-barn-door entry
  - » Additional storage closet

## GROUNDS, MECHANICALS, ETC.

- Tiered stone terraces built from rocks excavated during the building process; additional fossil-laden stone material from the building site and shoreline, ideal for future landscaping or for selling locally
- Natural walking paths lead from residence down to water's edge and seasonal boat dock; parcel allows for addition of stairs or other structures to leading to the water
- Seasonal boat dock with two (2) moorings, ideal for boating and fishing; common Lake Champlain fish include trout, landlocked salmon, perch and bass (depending on water temperature)
- Smart home automation system controls all audio and visual functions via keypad app; includes Savant, Lutron Lighting, GE, and Eaton Electrical systems
  - » Lighting includes recessed Lutron Finiré "Dim to Warm" LEDs, zone controls for timers and schedule setting, and additional wire and modules ready for outdoor/landscape zones
  - » Audio includes seven (7) zones of high-fidelity, in-ceiling speakers with two (2) music servers allowing for varying audio content and volume at the same time
  - » Home theater includes concealed, 4k laser projector, 130" motorized screen, custom motorized shades, and 4.0 surround sound
  - » Network includes multiple WiFi 6 access points and wiring setup for WiFi in the guesthouse
- Comprehensive lightning protection system with 12 grounded rods
- 11-12kW solar panel system (owned)
- Radiant heat flooring
- Masonry heater
- Central A/C with heat pumps
- 600 AMP electrical service
- 60kW generator
- Buried, 1,000-gallon propane tank

**Disclaimers:** Features listed herein are per the Property owner and/or its agents or assigns, and are subject to error. Figures used for items such as square footage, acreage or other measurements should be treated as approximations until otherwise verified. Buyers are encouraged to independently verify all information. Contact a Platinum representative with questions.