



REALTY LLC.

2003 US Route 9, Schroon Lake, NY

\$1,480,000



Casey King, RSPS, SFR
Licensed Assoc. RE Broker
c. 518.321.6110



Near the bank of the Schroon River, this historic bed and breakfast is just waiting for someone to realize the potential in its intriguing and entertaining history. Located just 4.5 miles north of Schroon Lake, the former Silver Spruce Inn, is just off I-87 and sits in the heart of the Adirondack experience of swimming, boating, hiking, skiing, snowmobiling, fishing, dining, breweries, and fresh mountain air.

With the original homestead dating back to the 1790s, the house was renovated and expanded, as a summer residence, during Prohibition, by Sally Miller Smith (daughter of a wealthy business man) to include 17 rooms and a speakeasy in the basement. Sally, known for her eccentric character, had a sign painted "Them That Has GITS" that still hangs over the massive stone fireplace to this day and her essence and attitude can be felt upon entering. Sally built hidden cubbies and storage spaces, that guests enjoy discovering, to store an extended liquor collection purchased before Prohibition went into effect.

This expansive property boasts a visually rustic yet comfortably modern interior of full cut western cedar tongue and groove, with no visible nails, fir plank floors, and original light fixtures and doorknobs. The kitchen, while updated, keeps the original feel of the home with built-ins, a historic Glenwood cookstove, and the original ringing station.

There are 8 bedrooms, 6 with private baths, all of which open to a grand hallway lined with bookshelves and seating that leads guests to the Great Room with a custom pool table, iconic stone fireplace and a lounge area to relax. One of the upstairs rooms has raisable wall panels to convert to one big room (known as the ballroom in days gone by.) There are multiple living spaces, and a first-floor bedroom is possible near a handicap accessible full bathroom. It's also perfect for owner occupancy as it can easily be separated by closing one door. In short, there are many potential configurations.

The basement "speakeasy" has stone floors, a large fireplace, a walkout to the gardens, and the bar itself was purchased and relocated from the Waldorf- Astoria Hotel before it was torn down to make way for the Empire State Building in 1930. The sale includes 9.25 acres with formal English gardens that have been featured in magazines and 900' of river front. Ran as a B&B for over 30 years by the previous owner, this property is the perfect location for hosting weddings, historical tours, events and restorative retreats with its luscious gardens, sandy beach on the Schroon River, ample room for guests and plenty of historic tales to be told.



JulieCoRealty.com | @JulieCoRealty
1072 Route 9, Schroon Lake, NY 12870



Additional Information



- Large, southern exposure enclosed porch (with heat) walks out to formal English gardens with functioning water fountain and a historic wrought iron fence surrounds the back patio area.

- 3 car heated garage with full length workbench and lots of shelving. Plumbing is intact and modernized in garage for possible second kitchen.

- Two Buderus oil furnaces – cost is about \$800/monthly during the winter. New whole house propane direct water heater – propane costs \$400/year. Electricity averages \$100–150/month. (These are costs provided by owner who is not running the property as a B&B currently)

- Electrical is updated and a Wi-Fi system was installed throughout entire house to provide access at all locations within the building.

- Water is gravity fed through brass lines from a natural spring. Water has been tested annually with no issues.

- Large septic that is inspected annually.

- Previously there was a large barn on the property that had 4 apartments inside. Current owner rented them on weekends only for \$200/night bringing in \$25,000/year. Unfortunately, the barn had a fire. The grounds were tested, service hookups remain, and the concrete pad has been approved for rebuilding if future owner desires.

- Kitchen has subzero built-in fridge, Thermador double wall ovens serviced in 2023, KitchenAid propane stove top, KitchenAid dishwasher, original Glenwood wood-burning cookstove, commercial single door steel fridge.

- Laundry room has a new LG commercial washer and existing Maytag propane dryer.

- All 5 woodburning fireplaces, two woodstoves and chimneys cleaned by Adirondack Chimney on 9/23. There are also three propane fireplaces.

- New plumbing behind the bar in the speakeasy with food prep area added. New exterior entry from bar to gardens installed in 2021.

- Current owner purchased as COVID hit and never re-opened but has hosted several events on the property, including weddings.

Schroon Lake and Nearby Attractions

Schroon Lake has always been an Adirondack vacation destination. The lake itself is 9 miles of crystal-clear water with a beautiful public beach, boat launch and a marina where you can rent a boat for a day. You can fish from a boat or the shoreline for lake trout, bass, perch and more. Kayaks, canoes, sailing and fishing boats are all welcome on the lake. The Schroon Lake Golf Course offers a 9 hole, 36 par course that is typically open from May – October. The region is home to a variety of hiking trails, some of the recommended ones include Mount Severance, the Hoffman Notch Trail and Spectacle Pond. During winter, the Schroon Lake Golf Course transforms into the Schroon Lake Ski Center which is open to the public for free downhill skiing as well as snow tubing. For those that enjoy snowmobiling, there are many trail systems connected to the Schroon Lake-North Hudson Snowmobile Association Trails, combined they make for 100 plus miles of snowmobiling fun. Located in the heart of Schroon Lake is the Strand Theater, which is a movie theater with an art deco design and the Seagle Festival offers quality opera and musical theater productions.

Dining and night life options:

Trail Break at Schroon Lake
Sticks & Stones
The Brown Swan
Flanagan's Pub
Timberwolf Pub
Pitkin's Restaurant
DeCesare's Pizzeria
9 Mile Coffee
Jin's Asian Garden
Wasabi Sushi & Hibachi
Paradox Brewery

Attractions in nearby towns (short drive):

Fort Ticonderoga and Lake George
His Majesty's Fort at Crown Point
War Cannon Distillery
Natural Stone Bridge & Caves
Adirondack Buffalo Company
Ausable Chasm
Gore Mountain
West Mountain
Whiteface Mountain
Pharoah Lake Wilderness Area
Adirondack Extreme Adventure Course
Six Flags Great Escape
Lake Placid Olympic Museum and the
Olympic Sports Complex

