

# Whispering Pines Cottages

## Hudson Riverside Investment

### About:

Discover a unique opportunity to own a charming riverside escape in Lake Luzerne, NY on the banks of the scenic Hudson River. Just 3 hours from Boston & NYC, is the perfect getaway for city dwellers seeking a peaceful retreat. With easy access to the majestic Adirondacks, this year-round destination blends natural beauty with adventure.

### Contact Mitch Muroff:

✉ [mitch@muroffhospitality.com](mailto:mitch@muroffhospitality.com)

📞 617-610-7774

365 E River Dr, Lake Luzerne, New York



**MUROFF**  
HOSPITALITY GROUP  
Real Estate Brokerage & Advisory



# Property Details

Muroff Hospitality Group is pleased to present the Whispering Pines Cottages, a newly renovated riverside retreat in Lake Luzerne, New York. Situated on 5 beautifully wooded acres along the Hudson River, the property features 12 cottages, including a 7-bedroom lodge, a 4-bedroom house and ten 2-bedroom cottages, all with full kitchens. Just minutes from Lake George and Saratoga, it's an ideal spot for vacationers and short or long-term rentals. With a new dock, small beach, pontoon boat, kayaks, and keyless entry systems, this turnkey property is ready for new ownership and outdoor enthusiasts.

- ❖ 12 renovated cottages, 31 bedrooms, incl.: 7 bed lodge, 4-bed house and ten 2-bedroom cottages - all with full kitchens
- ❖ 5 acres along the beautiful Hudson River with a new dock, small beach, pontoon boat, kayaks, canoes and watersports
- ❖ Keyless entry for reduced operational costs; ideal for Airbnb, VRBO, long & short-term rentals
- ❖ Year-round rental potential with Adirondack outdoor activities
- ❖ Strong upside potential with no operating history as Owner cleared the wooded grounds and made improvements

**Price: \$2,650,000**





## Investment Overview

Muroff Hospitality Group is proud to exclusively present the sale of the Whispering Pines Cottages. This peaceful, 5-acre riverside property is located along the Hudson River in Lake Luzerne, New York minutes from Lake George and Saratoga Springs. With strong year-round rental potential and an array of outdoor amenities, Whispering Pines is an ideal opportunity for investors seeking a tranquil getaway destination.

## Interest Offered

Fee Simple interest in Whispering Cottages 365 E River Dr, Lake Luzerne, New York

## Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance with Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.



# The Houses

Whispering Pines features a spacious 7-bedroom Waterfront Lodge and a 4-bedroom Waterfront Manor, both perfect for families or groups. These houses offer modern conveniences in a private retreat setting, with full kitchens and surrounded by the serene woodland of the property.





# 7-Bedroom Waterfront Lodge



Size: 3000 sq. ft.  
Beds: 4 queens and 3 twins



# 4-Bedroom Waterfront Manor

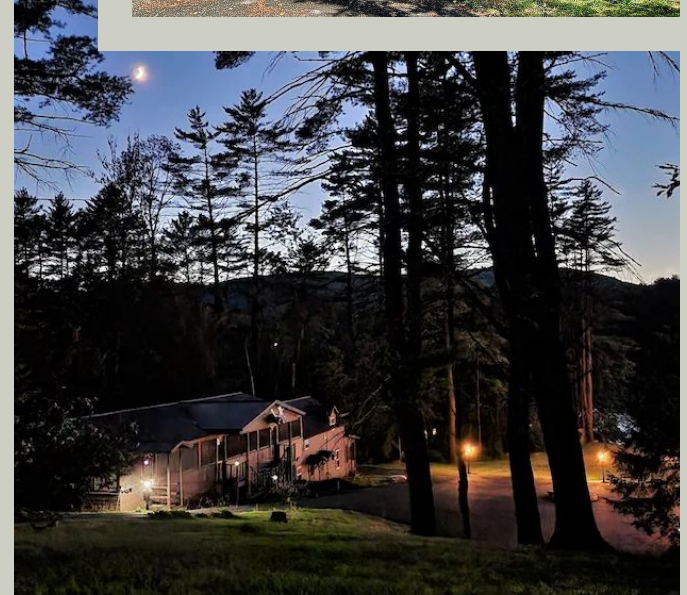


Size: 2100 sq. ft.  
Beds: 5 queen beds



# The Cottages

Whispering Pines Cottages offers a collection of 10 cozy cottages nestled along the banks of the Hudson River. Each cottage provides a charming retreat, blending rustic Adirondack character with modern amenities for a comfortable and inviting stay. Surrounded by serene woodlands and river views, guests enjoy a tranquil escape, complete comforts needed to unwind and connect with nature.



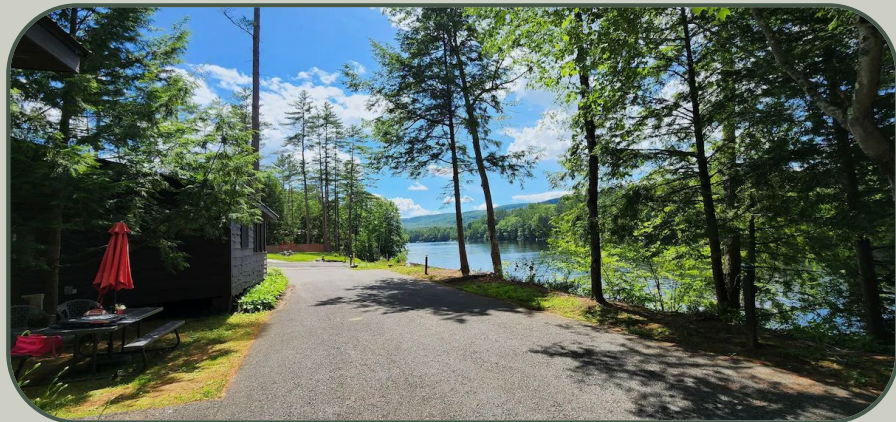


# The Cottages





# The Grounds







Beach, Dock, Gazebo & Fire Pit



# Demographic Highlights

Located in the charming town of Lake Luzerne, New York, Whispering Pines Cottages sits along the scenic Hudson River in the heart of the Adirondacks. This peaceful retreat offers guests a perfect balance of nature and convenience, just a short drive from popular destinations like Lake George and Saratoga.

## **\$71,000+ Median Household Income**

In 2022, the median household income of the 721 households in Lake Luzerne, NY grew to \$71,250 from the previous year's value of \$46,848.\*

\*Data USA



## **Neighboring Towns**

Located 10-15 mins from Lake George and 20 mins from Saratoga Springs, Lake Luzerne is ideally situated for those seeking a peaceful retreat while still being within easy reach of popular regional attractions. The town's proximity to these vibrant destinations offers a great mix of relaxation & accessibility, for tourists year-round.



## **\$343K Median Home List Price**

As of Sept 2024, the median listing home price in Lake Luzerne was \$343K, according to Zillow. The average home value is \$315,221, up 6.3% over the past year.

## **Nature and Outdoor Recreation**

Lake Luzerne offers countless opportunities for outdoor enthusiasts, with its location along the Hudson River and within the Adirondack Park. With access to kayaking, canoeing, hiking, visitors are able to enjoy the changing seasons.



## **Historical Significance**

Lake Luzerne has a rich history dating back to its the late 1700s. The town has evolved through frontier trading, lumbering, and leather tanning, becoming a destination known for its historical landmarks and ties to the region's logging and ranching heritage. Visitors can explore more at the Hadley-Lake Luzerne Historical Society.







An aerial photograph of a resort named "Whispering Pines". The resort is nestled in a lush, green forest of tall pine trees. In the center, there is a large, two-story brown lodge with a prominent chimney. To the left and right of the lodge are several smaller, single-story brown cabins. A paved parking area with several cars is situated in front of the lodge. In the foreground, there is a large, open grassy area with a wooden gazebo and several picnic tables. A stone wall runs along the edge of the grassy area, and a paved path leads to a waterfront area with a dock and several lounge chairs. The water is calm and reflects the surrounding greenery. The sky is clear and blue.

# Whispering Pines

## **CONFIDENTIALITY & DISCLAIMER**

The information contained in the preceding Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Muroff Hospitality Group and should not be made available to any other person or entity without the written consent of Muroff Hospitality Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Muroff Hospitality Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Muroff Hospitality Group has not verified, and will not verify, any of the information contained herein, nor has Muroff Hospitality Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## **NON-ENDORSEMENT NOTICE**

Muroff Hospitality Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Muroff Hospitality Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Muroff Hospitality Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MUROFF HOSPITALITY AGENT FOR MORE DETAILS**





## Meet Mitch:

Muroff Hospitality Group is a boutique, hospitality, brokerage and advisory firm dedicated to personalized service and comprised of seasoned hospitality professionals. With more than 50 years of hospitality experience, we serve the greater New York – New England region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers and restaurateurs alike. Mitch Muroff was a principal of Sage Hotel Corp., owning and operating 35 hotels throughout the Northeast and Canada. After selling their portfolio, he formed Muroff Hospitality Group. A licensed attorney and Realtor, Mitch has successfully negotiated the sale of dozens of hospitality transactions through an array of complexities with an unparalleled range of personalized service.



[Website Link](#)



[LinkedIn Link](#)



[mitch@muroffhospitality.com](mailto:mitch@muroffhospitality.com)



617-610-7774

**Mitchell B Muroff, Esq.** | Muroff Hospitality Group | 69 Ober Rd. Newton, MA 02459