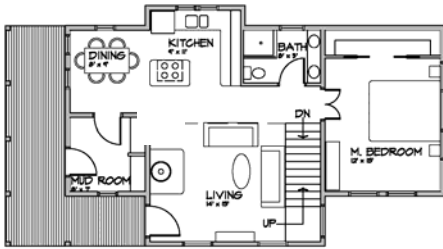




SACANDAGA STATION

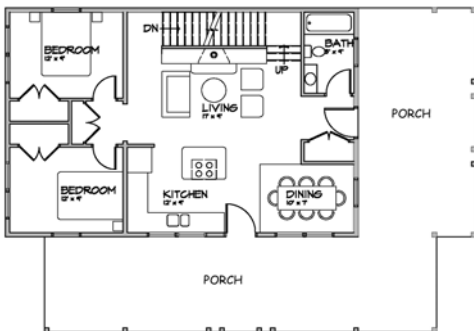
THE VILLAGE consists of seven modern 4-season cottages designed for today's living. The Lots (9 to 15; see map below) are clustered around a **common green** which slopes down towards a view of the Great Sacandaga Lake. The common green is envisioned as **pedestrian** with cars parked in or near the barn/garages adjacent to the entry. The Village is surrounded by a protected woodland setting. Each lot has been assigned one of **3 models**. Lot buyers **customize** models 1 or 2 to their specifications using the services of the project architect - at no cost to them! Model 3 is custom design. All models offer an open floor plan with a bedroom plus full bath on the first floor. The models have between 1000 and 1500 sq. ft. of heated space, 2 or 3 bedrooms, 2 baths, front and/or side porch and an optional basement. The models have a **similar vernacular** and emphasize low maintenance. Lots 13 and 14 have an attached garage.

Model 1



Model 1 customized for Lot 15, along the swale on the north side of the Village; 2 bedrooms, 2 baths, 1260 sq. ft., porch on common green; optimized for lake view.

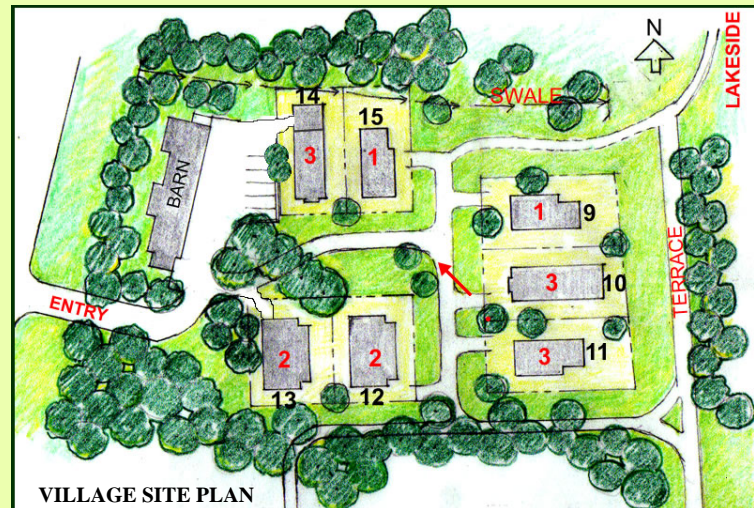
First floor - Model 2



Lots 14 & 15 cottages — See arrow on site plan



7 Modern Cottages in the Village



Lot buyers are entitled to the use of **2 boat slips** included in their membership of the Sacandaga Station Lakefront Association. Members have deeded rights to the Sacandaga Park beach. The entry road, common areas and boat docks are maintained by the Association. Electric, phone and cable service are underground. The Village is in the hamlet of Sacandaga Park. Municipal water & sewer and refuse services are provided.

Price per lot varies between \$75K and \$90K. The target price for the complete package is \$250K.
Sales are directly from the developer.



THE VILLAGE in Sacandaga Park, NY

Project of Etek Design Corp