



# Levack Real Estate, Inc.

**Historic Adirondack Country Inn: \$2,150,000**



## **The Merrill Magee Inn and Bistro**

### **Property Highlights**

- ♦ Beautiful Country Inn, Located inside the southern gateway to the Adirondacks.
- ♦ Listed on National Register of Historic places.
- ♦ Inn/Bistro located on 4+ acres of beautiful scenery in the Adirondacks.
- ♦ Remarkably restored at a cost of over \$2M.
- ♦ Just minutes away from Lake George.



*All information deemed reliable but not guaranteed.*

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33 Park Street Glens Falls, NY 12801  
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[levackrealestate.com](http://levackrealestate.com)



## 3 Hudson St., Warrensburg. NY 12855



### Building Features

- ◆ Built in 1835
- ◆ Listed on national register of historic places
- ◆ 10 Room inn/ guest house
- ◆ Natural wood burning fireplace's throughout
- ◆ 1.5 story timber frame main dinning room addition
- ◆ Radiant heat throughout tavern/restaurant
- ◆ Quality concrete stained & waxed floor
- ◆ Purchased & renovated at a cost of over \$2M
- ◆ 75 seats in the main dining room
- ◆ Farm to table restaurant
- ◆ Event grounds with toilet rooms
- ◆ Estimated taxes: \$29,665.21

### Directions:

I 87 to Exit 23, Take U.S. 9 N to Hudson St. in Warrensburg. Merrill Magee Inn located in center of town.



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# History



The property that is now known as the historic Merrill Magee Inn has been a focal point in Warrensburg Lake George NY history for 176 years, since 1839.

In 1981, Ken and Florence Carrington purchased the remainder of Grace Merrill Magee's estate (house, pool & gardens) and converted what had always been a private home into a traditional country inn. Grace was the longest resident of the house and the last of her distinguished line. She lived to be 91 and like her mother she was devoted to maintaining the house and grounds as her grandfather Stephen Griffin II had left them. Stephen Griffin II (1812 – 1893) was a prominent lumberman and owned extensive mill properties and timber lands. In 1880 he built a tannery in Hamilton County near the town of Wells. A town grew up around the mill – now a ghost town – it was named Griffin. There is a book called "Griffin Ghost Town of the Adirondacks" by O. Girard who tells what it was like to grow up there.

In 1875 he was a member of the state legislature and twice held office of town supervisor. "During his active life he did as much for Warrensburg as any man who ever lived there, giving employment to many and never turning away an appeal."

Stephen Griffin II was named for his grandfather Stephen Griffin I. Stephen Griffin I was born Jan 22, 1754 and died March 1, 1841. As a young man he served in the Army of the Revolution with the rank of Ensign. In the winter of 1780 he was stationed at Valley Forge. What must have been a welcome change came on May 29th when his brigade was ordered to proceed to Albany. They were then ordered to march to West Point at once. There in September, Stephen was an actor in one of the most dramatic episodes of the Revolution, the treason of Benedict Arnold and the capture and execution of Major Andre. His part was to guard Joshua Smith, the man who made possible the secret meeting between Arnold and Andre. The following excerpt from Stephen's journal is an exact copy and the language and spelling are his...

Munday Camp Orange town Sepr 25 1780

this evening the whole of the army was under arms about 12 o'clock at Night and Everything in Readiness to March at a Moments Warning Genl Wain (Wayne) Marched with his Brigade and all the Pennsylvania troops and we was informed that Genl Arnold had sold West Point and all the Stores and that our People had taken the Adit Gen'l (Andre) of the British army as a spie and Gen'l Arnold hearing of the Maid his escape to New York as he had sold the fort for three Hundred Thousand Pounds Sterling...

Munday Camp Octr 2 1780 Orange town this day at 12 o'clock the Adj't Gen'l was hanged there was two battalions attended his Execution as well as a great Number of Spectators...

Stephen Griffin I's journal was recovered and restored by Mary Griffin Merrill (Grace's Mother). She donated the original document to the Col. Strong Museum in Vergennes, VT.

Because the history of this house and its occupants is so much a part of the history of our country and the town we have made every effort to maintain the house, as it had been in the past, for your enjoyment. We take great pride in having the house on the National Register of Historic Places.

As you look around you can see how the house grew as the family grew and prospered. When Stephen Griffin II purchased the property in 1839 there was a small existing house. The portion is now the tavern and lounge, later in the 1850's he added the Greek Revival front and still later in the 1920's Grace added the back section where we have a large dining room. That is the oldest part of the house dating to 1812 but was brought here from an earlier homestead several miles away. It was used as a summer kitchen and wood shed till we converted it for dining. Grace was also responsible for adding the swimming pool in 1928. This pool is reported to be the oldest private pool in New York.































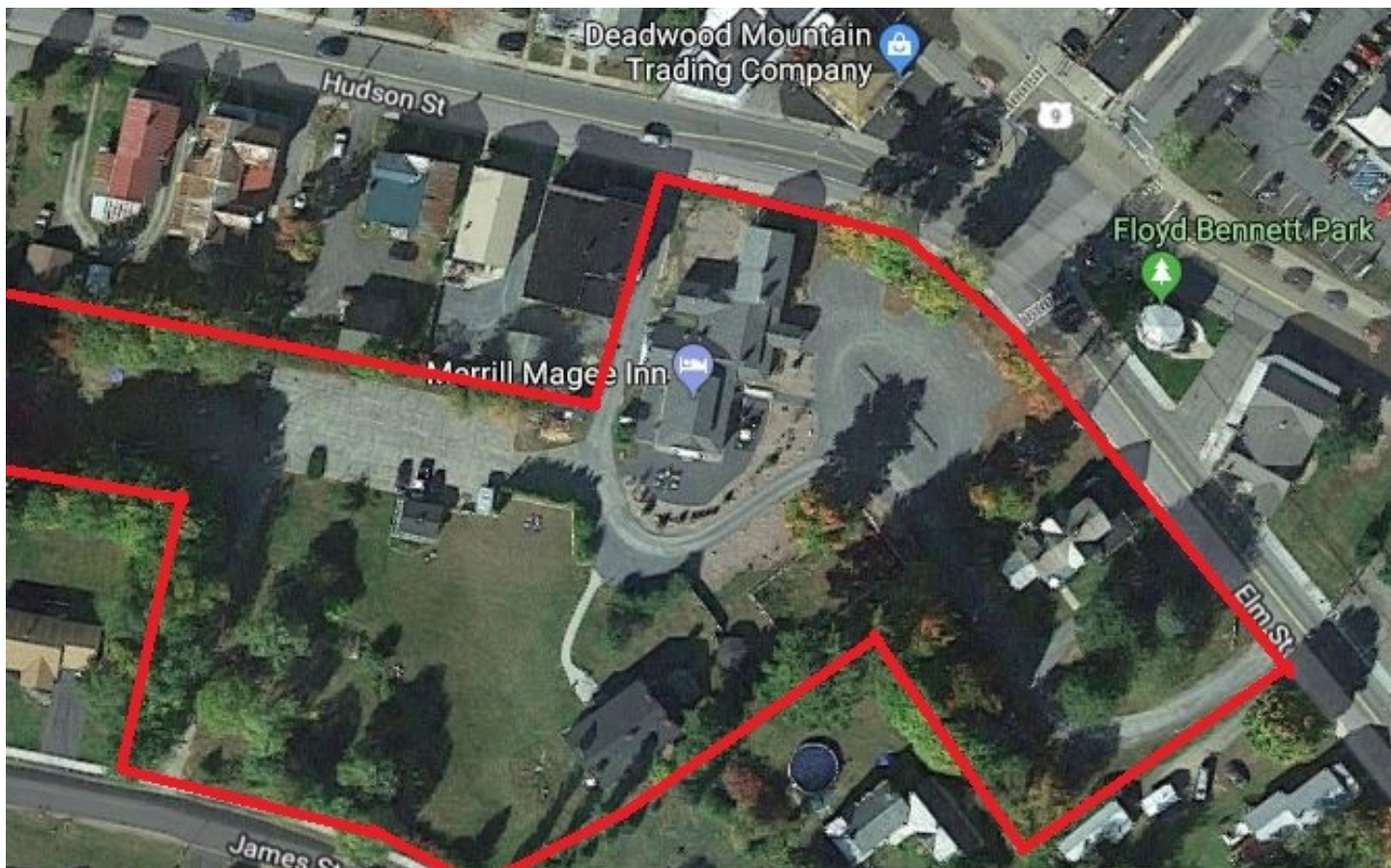








## Aerial View



Victorian two unit rental property



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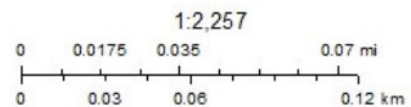


# Merrill Magee Inn



March 27, 2018

- Override 1
- Parcels
- Town Boundaries



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210.9-47  
Philippou, Rene  
0.55Ac

210.9-344  
Toney Properties, LLC  
2.1x120'

210.9-19  
Sweet Honey LLC  
50x100'

210.13-4  
Barker Family LLC Partnership  
1.09Ac

210.13-1-22  
Mace, Brian  
1.4Ac

210.13-1-27  
First Natl Bank, NABank  
1.25Ac

210.16-2-43  
Merrill Hayes Inn, LLC  
2.51Ac

210.16-2-42  
Merrill Hayes Inn, LLC  
0.92Ac

210.16-2-41  
Fingerson, Robert  
0.43Ac

210.16-2-45  
Wicker, Edward  
0.47Ac

210.16-2-40  
Wicker, Susan & Courtney  
0.28Ac

210.16-2-39  
Kearns, Frank  
0.27Ac

210.16-2-38  
Eisenger, Kevin  
1.36Ac

210.16-2-37  
Tom O'Hanrahan  
0.72Ac

210.16-2-44  
Finn, Richard  
0.71Ac

210.16-2-52  
Nease, Alice  
0.74Ac

210.16-2-53  
Gill, James  
0.45Ac

210.16-2-54  
Gentry, Jonathan  
0.45Ac

210.16-2-55  
Travessa, Nick  
0.55Ac

210.16-2-41  
Abernethy, John J  
0.82Ac

210.16-2-41  
Abernethy, John J  
0.44Ac

210.16-2-3  
Cook, Dennis  
0.46Ac

210.16-2-4  
Price, Stephen  
0.52Ac

210.16-2-5  
O'Brien, Steven Wade  
0.45Ac

210.16-2-6  
Lunt, Ben  
0.68Ac

210.16-2-65  
Euler, Kenneth  
0.45Ac

 Parcels  
 Town Boundaries

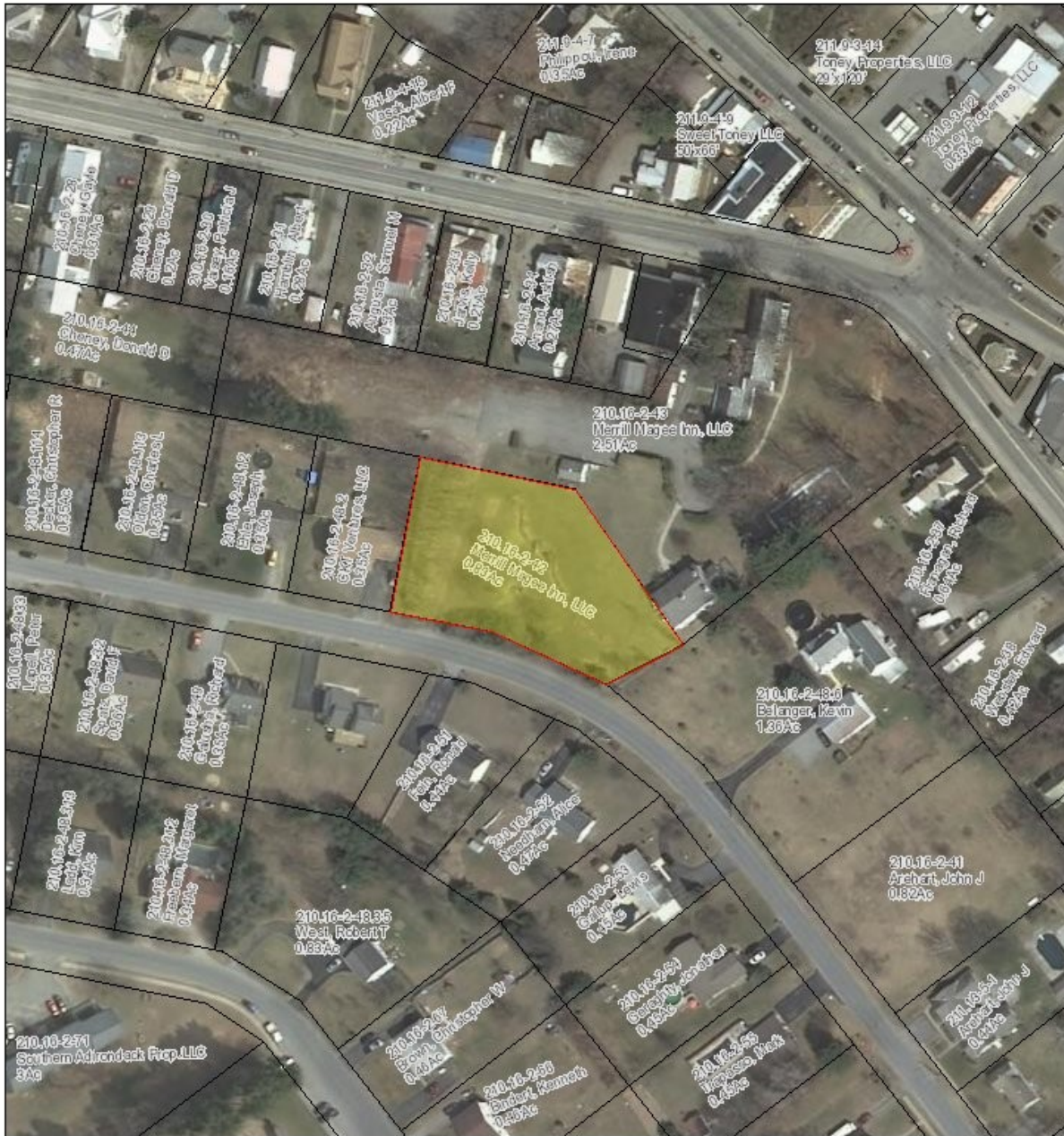


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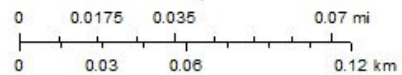
# James Street Warrensburg



March 14, 2018

- ☐ Parcels
- ☐ Town Boundaries

1:2,257



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## Property Description Report For: 3 Hudson St, Municipality of Warrensburg

*No Photo Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	524000
		<b>Tax Map ID #:</b>	210.16-2-43
		<b>Property Class:</b>	421 - Restaurant
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	421 - Restaurant
		<b>Zoning Code:</b>	01
		<b>Neighborhood Code:</b>	40580 - Main St BIC
		<b>School District:</b>	Warrensburg
		<b>Total Assessment:</b>	2017 - \$1,370,000
<b>Total Acreage/Size:</b>	2.51	<b>Property Desc:</b>	Restaurant and B&B Lodging 37.-1-11.6
<b>Land Assessment:</b>	2017 - \$110,200	<b>Deed Book:</b>	4941
<b>Full Market Value:</b>	2017 - \$1,370,000	<b>Deed Page:</b>	311
<b>Equalization Rate:</b>	2017 - 100.00%	<b>Grid North:</b>	1699595
<b>Deed Book:</b>	4941		
<b>Grid East:</b>	683894		

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/13/2014	\$375,000	421 - Restaurant	Land & Building	Ballston Spa National Bank	No	No	Yes	4941/311
12/6/2012	\$380,994	421 - Restaurant	Land & Building	Smith, Stuart C	No	No	Yes	4644/11
10/9/2008	\$1	421 - Restaurant	Land Only	Brown Suds, LLC	No	No	Yes	3725/154
4/18/2006	\$789,210	421 - Restaurant	Land & Building	The, Merrill Magee House	Yes	Yes	No	1505/215
7/29/1999	\$500,000	421 - Restaurant	Land & Building	Carrington, Kenneth	No	No	No	1125/216

### Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		

### Inventory

<b>Overall Eff Year Built:</b>	2015	<b>Overall Condition:</b>	Good
<b>Overall Grade:</b>	Good	<b>Overall Desirability:</b>	3



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## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	100	100	0	Unfinished	2015	Good	Above Average	6012	2

## Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Porch-coverd	144.00 sq ft	Good	Normal	1839	\$6,620
Porch-coverd	75.00 sq ft	Good	Normal	2015	\$4,513
Shed-finishd	360.00 sq ft	Average	Normal	1960	\$13,849

## Special Districts for 2017

Description	Units	Percent	Type	Value
FD006-Fire	0	0%		0
LT013-Lighting	0	0%		0
SE001-Sewer cnty dist no 1	0	0%		0
SE014-Warrensburg sewer 1	0	0%		0
WT022-Wrsbg water no.1	0	0%		0

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2017	BUS INV PR	\$438,750	0	2016	2025			0

## Taxes

Year	Description	Amount
2018	County	\$10,272.22
2017	County	\$9,913.07
2017	School	\$19,392.99

**\*Taxes reflect exemptions, but may not include recent changes in assessment.**



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# Property Description Report For: James St, Municipality of Warrensburg

No Photo Available

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	524000
<b>Tax Map ID #:</b>	210.16-2-42
<b>Property Class:</b>	330 - Vacant comm
<b>Site:</b>	RES 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	330 - Vacant comm
<b>Zoning Code:</b>	01
<b>Neighborhood Code:</b>	40565
<b>School District:</b>	Warrensburg
<b>Total Assessment:</b>	2017 - \$45,000
<b>Property Desc:</b>	Vacant 37.-5-7
<b>Deed Page:</b>	311
<b>Grid North:</b>	1699484
<b>Total Acreage/Size:</b>	0.83
<b>Land Assessment:</b>	2017 - \$45,000
<b>Full Market Value:</b>	2017 - \$45,000
<b>Equalization Rate:</b>	2017 - 100.00%
<b>Deed Book:</b>	4941
<b>Grid East:</b>	683847

## Area

<b>Living Area:</b>	0 sq. ft.	<b>First Story Area:</b>	0 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	0
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	0	<b>Bathrooms (Full - Half):</b>	0 - 0
<b>Bedrooms:</b>	0	<b>Kitchens:</b>	0
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	0
<b>Porch Type:</b>	0	<b>Porch Area:</b>	0.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	0	<b>Overall Grade:</b>	
<b>Year Built:</b>			

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
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12/6/2012	\$380,994	330 - Vacant comm	Land & Building	Smith, Stuart C	No	No	Yes	4644/11
10/9/2008	\$1	330 - Vacant comm	Land Only	Brown Suds, LLC	No	No	Yes	3725/154
4/18/2006	\$60,790	311 - Res vac land	Land Only	The, Merrill Magee House	No	No	No	1505/219
7/29/1999	\$1	311 - Res vac land	Land Only	Carrington, Kenneth	No	No	No	1220/97

### Utilities

<b>Sewer Type:</b>	None	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	0
<b>Fuel Type:</b>	0	<b>Central Air:</b>	No

### Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
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### Special Districts for 2017

Description	Units	Percent	Type	Value
FD006-Fire	0	0%		0
LT013-Lighting	0	0%		0
WT022-Wrsbg water no.1	0	0%		0

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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### Taxes

Year	Description	Amount
2018	County	\$399.84
2017	County	\$393.59
2017	School	\$637.00

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# Kitchen Equipment List

ITEM No.	Description	Quantity	Manufacturer	Model No.	Installation Year	Dimensions	Remarks
1	Walk-In Freezer	1	Kolpak	A031171R4	2015	7'-9" x 5'-10" x 8'-6"	
2	Walk-In Freezer Evaporator	1	Kolpak	EL16-46-2EC-PR-4	2015		208-230V/1Ø, 46 amps
3	Refrigeration System/Condenser (-10°F)	1	Kolpak	PC149LOP-3	2015		208-230V/3Ø, 7.1 amps, 1.5 HP condense unit
4	Walk-In Cooler Evaporator	1	Kolpak	LM26-87-1EC-PR-4	2015		115V/1Ø, 1.8 amps
5	Remote Refrigeration System (35°F)	1	Kolpak	PC100MOP-3	2015		208-230V/3Ø, 6.5 amps
6	Epoxy Wire Freezer Shelving	various	Centaur	various	2015		
7	Epoxy Wire Cooler Shelving	various	Centaur	various	2015		
8	Walk-In Cooler	1	Kolpak	A031175R4	2015	12'-6.5" x 9'-8" x 8'-6"	
9	Ice Cuber - 575-lb capacity/24 hrs	1	Hoshizaki	KML-631MAH	2015		208-230V/1Ø, 7.6 amps, air cooled, water filters
10	HD Range 18" Hot Top	1	Southbend	P18C-F	2015		with gas regulator and connectors, max capacity 500,000 BTU
11	Reach-In Refrigerator	1	Turbo-Air	TSR-23SD	2-015	23 cubic feet capacity	stainless steel
12	Work Table/ back splash, stainless steel	1	Advanc Tabco	KSS-300		30" wide, 30" long	undershelf
13	Bench Planetary Mixer, 20 quart cap, 3 speed	1	Vollrath	40757	2015		attachments for grinding, mixing, beater, 1/2 HP, 8 amps
14	Fryer, HD floor model	1	Pitco	SG14S-SSTC	2015		110,000 BTU
15	Electric Hot Food Serving Counter on casters	1	Delfield	EHE136C	2015	36"x 12"x20"	120V/1Ø, 20 amps
16.1	Refrigerated Sandwich Unit	1	Delfield	4448N-18M	2015	48" wide, 16 cubic feet	1150V/1Ø, 7.2 amps
16.2	Work Table/ back splash, stainless steel	1	Advanc Tabco	SS-308	2015	30' wide, 96' long	with many accessories, water connection, undershelf
16.3	Work Counter/backsplash, stainless steel	1	Advanc Tabco	EK-SS-247	2015	24"x 84"	
16.4	Work Counter/backsplash, stainless steel	1	Advanc Tabco	EK-SS-247M	2015	24"x 84"	heat lamp
16.5	Heat Lamp - Infrared Foodwarmer	1	Hatco	GRA-48	2015	48"	120V/1Ø, 800 watts
17	Meat Slicer	1	Berkel	829E-PLUS	2015		manual, 1 speed, 14" dia. Knife edge, 1/2 HP, accessories
18	Range, 60", 8 Open Burners	1	Southbend	4601DD-7R	2015	60"	with gas regulator and connectors, 382,000 BTU
19	Range, 36", 6 Open Burners	1	Southbend	4364D	2015	36"	with gas regulator and connectors, 243,000 BTU
20	Convection Oven	1	Southbend	SLGS/22SC	2015	37" x 30" x 35.5"	120V/1Ø, 1/2 HP fan/motor, 144,000 BTU
21	HD Gas Deck Broiler	1	Southbend	P32D-3240	2015	32"	gas connection, 149,000 BTU
22	Exhaust Hood	1	CaptiveAir	6012SND-2-PSP-F	2015	19' with risers	3Ø electrical w/2 exhaust fans, 1 supply fan
23	Exhaust Fan	1	CaptiveAir	NCAF14FA	2015		1 HP, 3Ø 208V, centrifugal upblast fan with 15.75" dia wheel
23.1	Exhaust Fan	1	CaptiveAir	NCAF14FA	2015		1 HP, 3Ø 208V, centrifugal upblast fan with 15.75" dia wheel
23.2	Exhaust Ducting	2	N/A	N/A	2015		custom installed by contractor
24	Heated Make Up Air	1	CaptiveAir	A2D.500-G15	2015		LP gas fired at 249500 BTUs, 3300 CFM supply fan, 2 HP motor
24.1	Supply Duct	1	N/A	N/A	2015		custom installed by contractor
25	Fire Suppression System	1	CaptiveAir	ANSUL R-102	2015		3 gal wall mounted
27	Work Table ( 1 EA REQ'D ) Expanding Adapter	1	Advance Tabco	SS-306	2015	72" x 30"	
28	Work Table ( 1 EA REQ'D )	1	Advance Tabco	KSS-3010	2015	120" x 30"	with drawer, sink welded into top



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ITEM No.	Description	Quantity	Manufacturer	Model No.	Installation		Remarks
					Year	Dimensions	
29	Wire Wallshelf	1	Advance Tabco	Wallshelf	2015	72" x 14"	with shelving
30	Handsink	2	Advance Tabco	7-PS-50	2015	14" x 10" x 5" deep	
32	Wire Wall Shelving	1	Advance Tabco	2 EC-1430-X 1 ABM2-14-X 1 AB2-14-X	2015	30" x 14"	with shelving
33	Refrigerated Merchandiser	1	Turbo Air	TGM-48R	2015	48 cu. Ft.	115v/1Ø, 10.9 amps
34	Soiled Dishtable	1	Advance Tabco	DTS-D30-84L	2015	L-shape, 83" x10 1/2"	pre-rinse sink
35	Dishwasher, Door Type	1	Hobart	AM15VLT-2	2015		40 racks per hr, 208V/3Ø ENERGY STAR
36	Work Table	1	Advance Tabco	SS-245	2015	60" x 24"	with undershelf
38	Clean Dish Table	1	Advance Tabco	DTC-S30-120R	2015	119" x 30"	
40.a	Chrome Wire Dry Storage Shelving	5	Centaur	C2130C	2015	30" x 21"	
40.b		5		C2142C	2015	42" x 21"	
41	Wire Wall Shelving	1	Advance Tabco	EC-1460-X	2015	60" x 14"	
42	Work Table	1	Advance Tabco	KSS-305	2015	60" x 30"	with undershelf
43	Commercial Microwave Oven	1	Amana	RFS12TS	2015	1200 watts, 1.2 cu ft	120v/1Ø, 15amps, programmable
44	Double Tier Wire Wall Shelving	2	Advance Tabco	EC-1460-X	2015	60" x 14"	
45	Kettle/Pot Filler Faucets	2	T&S Brass & Bronze Works	B-0606	2015		
47	Coffee Brewer	1	Bloomfield	8540D2F	2015		with faucet and waterline strainer, 120V/1Ø, 14 amps
48.a	Chrome Wire Dry Storage Shelving	15	Centaur	C2448C	2015	48" x 24"	
48.b	Chrome Wire Dry Storage Shelving	15	Centaur	C2454C	2015	54" x 24"	
49	Mop Sink	1	Advance Tabco	9-OP-40	2015	20" x 16" x 12" deep	with service faucet, floor mounted
50	Hose Reel System	1	T&S Brass & Bronze Works	B-7233-05	2015	35' long hose	front trigger nozzle, check valve

\*Financial Information Available Upon Request And Receipt of  
Non Disclosure Agreement.



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## R. Mark Levack

President



For 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.



# Levack Real Estate, Inc.

“Professional Realtors for a growing community”

