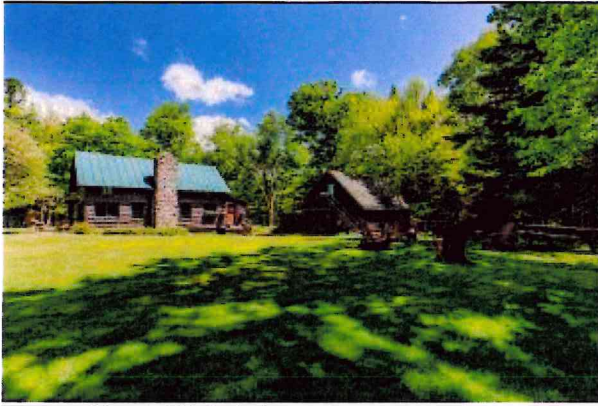




Bedrooms Total: 3
Main Level Bedrooms: 0
Bathrooms Total: 2
Bathrooms Full: 2
Bathrooms Half: 0
Main Level Bathrooms: 0
Living Area: 2,097
Above Grade Finished Area: 2,097
Below Grade Finished Area: 0
Below Grade Unfinished Area: 0
Building Area Total: 2,097
Levels: One and One Half
Stories Total: 1
Year Built: 1930

Fireplace YN: Yes
Garage YN: No
Carport YN: No
Open Parking YN: Yes
Open Parking Spaces: 5
Parking Total: 5
Home Warranty YN: No
Horse YN: No
Lease Term: Month To Month
Lot Size Acres: 0.44
Lot Size Dimensions: 120 X 173
Pets Allowed: Yes
Seasonal Property YN: No
Senior Community YN: No
Waterfront YN: No
Zoning: Residential

Public Remarks: Maintaining the old style feel of this home has been the owner's desire. It has a beautiful, stone fireplace in the living area, a kitchen with dining area and a three season room perfect for extra sleeping or and an office. Upstairs are two bedrooms and a bath with tub and shower conversion. The all wood interior, charm of the old style windows plus a full, walk out basement with washer and dryer complete this part of the offering. Next door is an adorable guest cottage with kitchen, bathroom, living area and upstairs bedroom. Two sheds provide storage for your equipment and toys. Located just 1-2 miles from town, this is a convenient location for biking or walking or driving to stores.

Interior & Exterior Features	Room Details	Construction & Utilities
Interior Features: Beamed Ceilings; Built-in Features; High Speed Internet; Natural Woodwork Exterior Features: None Enhanced Accessible: No Appliances: Dryer; Electric Water Heater; Free-Standing Gas Range; Free-Standing Refrigerator; Microwave; Oven; Tankless Water Heater; Washer; Washer/Dryer Basement: Interior Entry; Storage Space; Unfinished; Walk-Out Access Door Features: Sliding Doors Fencing: None Fireplace Features: Fireplaces Total: 1; Living Room; Stone Flooring: Simulated Wood; Wood Lot Features: Few Trees; Native Plants; Open Lot Other Structures: Guest House Parking Features: Additional Parking; Off Street Property Condition: Updated/Remodeled Road Frontage Type: County Road; Public Road Surface Type: Paved View: Neighborhood; Trees/Woods Window Features: Storm Window(s)	Laundry Features: In Basement Pool Features: None Spa Features: None Patio And Porch Features: Deck; Porch	Construction Materials: Attic/Crawl Hatchway(s) Insulated; Batts Insulation Architectural Style: Old Style; Traditional Structure Type: House Heating: Tank Location: Above Ground; Forced Air; Propane Cooling: None Electric: 100 Amp Service Foundation Details: Stone Roof: Metal Sewer: Septic Tank Utilities: Cable Available; Electricity Connected; Internet Connected; Phone Available; Sewer Connected; Water Connected; Propane; Separate Water Heater(s) Water Source: Public
Listing Information	Contract Information	Location Info and Associations
Days on Market: 5 APA: Moderate Intensity Deed Date: 06/06/2019 Deed Details: Instrument: Deed; Page: 4703; Volume: 2019 Documents Available: Deed; Feature Sheet; Lead Paint; Property Condition Exemptions: Basic STAR Listing Terms: Cash; Conventional	Listing Agreement: Exclusive Right To Sell Listing Contract Date: 05/29/2026 Original Entry Timestamp: 05/31/2026 Major Change Timestamp: 05/31/2026 Major Change Type: New Listing Status Change Timestamp: 05/31/2026 Expiration Date: 11/22/2026 Original List Price: \$595,000 List Price/SqFt: \$283.74 Current Price: \$595,000	Property Sub Type: Single Family Residence County: Herkimer Parcel Number: 041.60-1-39 MLS Area Major: Old Forge, Inlet, Eagle Bay, Big Moose Township: Old Forge Subdivision Name: None School District: Town of Webb UFSD Latitude: 43.708411 Longitude: -74.956907 Tax Annual Amount: \$2,258 Tax Assessed Value: \$176,000 Land Tax Annual Amount: \$1,711 Association YN: No Financial Details: School Taxes: 547; School Taxes Description: With Exemptions; Village Taxes: 1,711; Village Taxes Description: Actual

Directions: From Route 28, take South Shore Road to Gray Lake Road, house is the first on the left.

Timm Associates Sothebys International Realty
 315-369-3951
dawnwtimm@gmail.com

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Property Condition Disclosure Statement

Name of Seller or Sellers: Nanette Shorea
Property Address: 103 Gray Lake Rd
Old Forge N.Y 13420

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instruction to the Seller:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

- How long have you owned the property? 38 yrs 7 mos
- How long have you occupied the property? 38 yrs 7 mos
- What is the age of the structure or structures? Early 1930s
Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
- Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? ☐ Yes ☒ No ☐ Unkn ☐ NA
- Does anybody else claim to own any part of your property? If yes, explain below ☐ Yes ☒ No ☐ Unkn ☐ NA
- Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? If yes, explain below ☐ Yes ☒ No ☐ Unkn ☐ NA

Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? *If yes, describe below* ☐ Yes ☒ No ☐ Unkn ☐ NA

8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? *If yes, describe below* ☐ Yes ☒ No ☐ Unkn ☐ NA

9. Are there certificates of occupancy related to the property? *If no, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products or other material that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners, pool chemicals and products containing mercury and lead and indoor mold.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a Federal Emergency Management Agency (FEMA) designated floodplain? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

11. Is any or all of the property located wholly or partially in the Special Flood Hazard Area ("SFHA"; "100-year floodplain") according to the Federal Emergency Management Agency's (FEMA's) current flood insurance rate maps for your area? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

12. Is any or all of the property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

13. Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
• Homes in the Special Flood Hazard Area, also known as High Risk Flood Zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). Also note that homes in coastal areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.

Property Condition Disclosure Statement

14. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from the Federal Emergency Management Agency (FEMA), the U.S. Small Business Administration (SBA), or any other federal disaster flood assistance for flood damage to the property? *If yes, explain below*..... ☐ Yes ☒ No ☐ Unkn ☐ NA

• For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.

15. Is there flood insurance on the property? *If yes, attach a copy of the policy*..... ☐ Yes ☒ No ☐ Unkn ☐ NA
- A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

16. Is there a FEMA elevation certificate available for the property?
If yes, attach a copy of the certificate..... ☐ Yes ☒ No ☐ Unkn ☐ NA
- An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the property and is used by flood insurance providers under the National Flood Insurance Program (NFIP) to help determine the appropriate flood insurance rating for the property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.

17. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)? *If yes, explain below*..... ☐ Yes ☒ No ☐ Unkn ☐ NA

18. Is any or all of the property located in a designated wetland? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

19. Is the property located in an agricultural district? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

20. Was the property ever the site of a landfill? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

21. Are there or have there ever been fuel storage tanks above or below the ground on the property?
• If yes, are they currently in use? ☒ Yes ☐ No ☐ Unkn ☐ NA

• Location(s) ²⁵⁰ Propane tank - Main House - Across Drive - East
120 propane tank - Bunkhouse - Behind

• Are they leaking or have they ever leaked? *If yes, explain below* ☐ Yes ☐ No ☐ Unkn ☐ NA

2024 shall leak - on Main unit - Replaced the "pig tail"

22. Is there asbestos in the structure? *If yes, state location or locations below* ☐ Yes ☒ No ☐ Unkn ☐ NA

23. Is lead plumbing present? *If yes, state location or locations below* ☐ Yes ☒ No ☐ Unkn ☐ NA

24. Has a radon test been done? *If yes, attach a copy of the report* ☐ Yes ☒ No ☐ Unkn ☐ NA

Property Condition Disclosure Statement

25. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? *If yes, describe below* ☐ Yes ☒ No ☐ Unkn ☐ NA

26. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? *If yes, attach report(s)* ☐ Yes ☒ No ☐ Unkn ☐ NA

27. Has the property been tested for indoor mold? *If yes, attach a copy of the report* ☐ Yes ☒ No ☐ Unkn

STRUCTURAL

28. Is there any rot or water damage to the structure or structures? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

29. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

30. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

31. Has the property been tested for termite, insect, rodent or pest infestation or damage? *If yes, please attach report(s)* ☐ Yes ☒ No ☐ Unkn ☐ NA

32. What is the type of roof/roof covering (slate, asphalt, other)? metal

• Any known material defects? NO

• How old is the roof? unknown

• Is there a transferable warranty on the roof in effect now? *If yes, explain below* ☐ Yes ☐ No ☒ Unkn ☐ NA

33. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

MECHANICAL SYSTEMS AND SERVICES

34. What is the water source? (Check all that apply) ☐ Well ☐ Private ☒ Municipal

☐ Other: _____

• If municipal, is it metered? ☒ Yes ☐ No ☐ Unkn ☐ NA

Property Condition Disclosure Statement

35. Has the water quality and/or flow rate been tested? *If yes, describe below* ☐ Yes ☐ No ☒ Unkn ☐ NA

36. What is the type of sewage system? *(Check all that apply)* ☐ Public sewer ☐ Private sewer

☒ Septic ☐ Cesspool

- If septic or cesspool, age? main 1987 - 38 yrs / 2016 - 10y
- Date last pumped? main + Bank - 5/2024
- Frequency of pumping? 5 - 10 yrs
- Any known material defects? *If yes, explain below* (More information on "septic system operation and maintenance" can be found on the NYS Department of Health website in the informational health pamphlet made available by the Department of Health pursuant to section 396-s of NYS general business law.) ☐ Yes ☒ No ☐ Unkn ☐ NA

37. Who is your electric service provider? National Grid

- What is the amperage? 100 amp
- Does it have circuit breakers or fuses? Circuit Breakers
- Private or public poles? Public
- Any known material defects? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

38. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? *If yes, state locations and explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

39. Has the structure(s) experienced any water penetration or damage due to seepage or a natural flood event, such as from heavy rainfall, coastal storm surge, tidal inundation or river overflow? *If yes, explain below* ☐ Yes ☐ No ☐ Unkn ☐ NA

Property Condition Disclosure Statement

Are there any known material defects in any of the following? *If yes, explain below. Use additional sheets if necessary.*

- | | | | | |
|---------------------------------------|------------------------------|--|-------------------------------|--|
| 40. Plumbing system? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 41. Security system? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 42. Carbon monoxide detector? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 43. Smoke detector? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 44. Fire sprinkler system? | ☐ Yes | ☐ No | ☐ Unkn | ☒ NA |
| 45. Sump pump? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 46. Foundation/slab? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 47. Interior walls/ceilings? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 48. Exterior walls or siding? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 49. Floors? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 50. Chimney/fireplace or stove? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 51. Patio/deck? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 52. Driveway? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 53. Air conditioner? | ☐ Yes | ☐ No | ☐ Unkn | ☒ NA |
| 54. Heating system? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |
| 55. Hot water heater? | ☐ Yes | ☒ No | ☐ Unkn | ☐ NA |

56. The property is located in the following school district Town of Webb UFSD

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and FEMA's current flood insurance rate maps and elevation certificates).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Property Condition Disclosure Statement

SELLER'S CERTIFICATION:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X Monette L. Shovea

Date 5-28-26

Seller's Signature

X _____

Date _____

BUYER'S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____

Disclosure of Information on Lead - Based Paint and/or Lead - Based Paint Hazards

This addendum made part of sales agreement dated _____

Property Address: 103 Gray Lake Rd. Old Forge, NY. 13420

Seller: _____ / Agent: _____

Purchaser(s): _____

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a) **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (CHECK (I) OR (II) BELOW):**

(I) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(II) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) **RECORDS AND REPORTS AVAILABLE TO THE SELLER (CHECK (I) OR (II) BELOW):**

(I) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(II) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT (INITIAL)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet **PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME**.

(e) **PURCHASER HAS (CHECK (I) OR (II) BELOW):**

(I) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(II) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (INITIAL)

(f) MS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Nanette L. Shoria
Date _____

Seller _____
Date _____

Purchaser _____
Date _____

Purchaser _____
Date _____

Agent Dawn Tustin 5/28/20
Date _____

Agent _____
Date _____

Following are the utilities for 103 Gray Lake Road in 2025:

Propane : Annual \$2381.00 Main house actual
Annual \$1200 Bunk House approximate

Water : Annual \$156.20 for Main and Bunkhouse
The property is on town water and has 2 septic systems

Electric: Annual \$1,620.00 approximate for Main and Bunkhouse

Snow Removal: Annual \$595.37 for Main and Bunkhouse

Upgrades in 2025 : New Refrigerator in Main House, New Dryer 2025

Other less recent Upgrades:

Pergola at front entrance of Main House approximately 8 years ago

Bunkhouse was converted from a garage in 2015 with separate septic

Pertinent:

Propane hot water heater new in 2016

Propane Furnace new in

Wood Furnace in Main is not functional but the chimney to it has been cleaned in 2024 and parged in 2025

Main House was built in early 1930's & since the purchase in 1987:

Front porch has been changed to an enclosed study/office with storage closets new windows and front door. Wainscoting was added.

Back Porch was changed to an enclosed back entrance with 5 storage closets and new wooden back door and window. Wainscoting was added as well as the maple kitchen counters.

Floors on main floor were refinished upon arrival and within the last 8 years.

Wall between living and dining room was removed on arrival. The faux vertical beam was added as well as entertainment center. The leaded glass windows on the entertainment center came from the grand house on DeCamp Island (Treasure Island) before it was razed and sold to the state for \$1..

Master bedroom outer wall was moved to enlarge the space and a closet was built.

The wavy edge siding on the Main house was removed and thick insulation was added. New Windows on south side were added. Latch style windows on the north side (south shore road) and all windows up stairs are original and have separate storm windows.

The cobblestone portion of the fireplace was repointed in 2010

Main House & Bunk house were stained 10 years ago and South side was restrained in 2025.

All original windows have been restrained and painted within the last 5 years.

The bunkhouse is insulated & has a separate propane tank. The heat is on demand for hot water and in flooring is ceramic tile. All windows in bunkhouse are Anderson. There is a 4 deep closet on the front wall for coat storage, pantry dry goods and electric panel. All interior doors are handmade. Downstairs walls are all shiplap. The bathroom has a clawfoot tub and shower.

~~The bunkhouse is not zoned for rental.~~

The woodshed has 2 berths for storage of bikes, skis, lawnmowers and lawn chairs . There are 8 woven lawn chairs (4 are placed on pergola porch and 4 on the bunkhouse deck. There are 4 Adirondack Chairs and wooden picnic table for the backyard and fire pit. The garden shed house lawn tools and garbage cans.

In 1947, this property was an operating chicken farm. The garden shed was used to process the chicken and there was a cobble stone chicken coop where the bunkhouse deck stands now. Incubators were found upstairs in the bunkhouse upon arrival.