

ROSSLYN HIGHLIGHTS

Timeless Elegance on Lake Champlain

- In-town historic country estate on Lake Champlain's Adirondack Coast
- Almost 70 acres of park-like private grounds
- New England charm meets Adirondack serenity
- Walk to charming town center, ferry, marina, hiking trails, restaurants and shops
- Includes a deeded unassigned building right for one additional residence
- Move-in-ready, fully renovated 6 bedroom, 6 bath home
- 4 meticulously preserved 1800's historic buildings
 - 6,800 sq foot main home of brick and locally quarried hand-cut stone
 - Elegant 2 story carriage barn
 - Icehouse lifestyle flex space
 - Iconic 2 story dock house
- preserved and bespoke period-appropriate paneling, mantels, moldings, built-ins, flooring, and lighting
- 255 feet of landscaped waterfront with sandy beach (with existing docks and boatlift)
- Panoramic lake and mountain views

Historic Charm Meets Modern Luxury

- A meticulously preserved piece of living history, Rosslyn (circa 1820) stands as a rare testament to over two centuries of enduring craftsmanship and care.
 - Merchant Row estate named "Rosslyn" for original owner William D. Ross, the son of William Gilliland who settled Essex and Clinton Counties in the late 1700s
 - Federal / Georgian with Greek Revival details including original post-colonial layout
 - 9 fireplaces, wood and marble floors
 - Extensive storage in finished basement and attic
- Underwent a meticulous and complete historic rehabilitation (2006-2011)
 - Chef's kitchen with granite countertops and custom cabinetry
 - Radiant heat throughout
 - Hand-cut marble mosaic in master bathroom
 - Wine cellar, massage and fitness rooms
 - 4 unique king bedroom suites with en-suite bathrooms
 - Ice house office/guest house offers a full bath, kitchenette, and potential loft king bed
 - 6 person hot tub with sunset and lake views

Sustainable

- 19-year collaboration between husband and wife writer and green designer owners
- FSC certified lumber and on-site milled lumber from property
- 100% organic ornamental, vegetable, and fruit gardens
- Nontoxic building materials
- VOC-free finishes throughout
- Duel Fuel furnace and radiant heat
- Insulation in exterior walls is sugar beet spray foam and interior walls of fire-resistant recycled blue jean batts

ROSSLYN HIGHLIGHTS (continued)

Expansive Grounds

- Multiple exterior entertaining venues including sand beach, sweeping lawns, furnished decks, plus stone and grass terraces
- Fenced-in landscaped grounds with beyond rolling meadows, private woodlands, nature trails and wildlife sanctuary flanking Library Brook
- Perennial gardens, vegetable and fruit gardens, and an heirloom orchard
- Walls and terracing from locally quarried 19th-century stones

Entertainer's Dream

- Gracious entrance with entry hall and informal rear entrance with mud room
- Additional mud room in basement for overflow garments and shoes
- Three dining venues in home including formal 12-person seated dining room
- Large living room and easy flow of rooms and between interior and exterior venues
- Home can comfortably host 100 indoor guests

Location

- Front yard is 6th largest lake in the U.S, while back yard is 6 million acres of Adirondack Park wilderness
- Village of Essex, NY is a 1765 national historic registered rural community
- Easy access to Vermont via Essex/Charlotte ferry
- 90-minute drive to Montreal
- Nearby access to UVM network of top-notch hospitals
- Choose from Burlington, Albany, or Montreal airports

Year-Round Activities

- Enjoy on-property swimming, boating, water sports, lawn games, gardening, hiking, cross-country skiing, sledding, skating, snowshoeing, horseback riding, birding, and more.

