



CABIN GETAWAYS

Eagle Mills Cabin Getaway Park *...Seasonal Living on a Parcel of Paradise...*

Eagle Mills Cabin Getaway Park will feature RV Park Cabins. These types of park cabins or park models are typically 12 or 14 feet in width, are classified as a recreational vehicle, and will be set-up for occupancy on site as a vacation or seasonal dwelling. We are dealers for 3 major manufacturers, and offer over 60 floor plans to choose from. Our Sales Model can be viewed at Eagle Mills Mill on the Hill, 3716 Rt. 30, just south of Rt. 29 in Vail Mills. The Model is open daily.

The Eagle Mills Cabin Getaway Park, now under construction:

1. Encompasses 30 + acres, part of 200 acres of wooded Adirondack forest owned by Eagle Mills
2. Includes only 44 sites
3. Sites are unique..working with existing topography and flora
4. Site Size of approximately 80 ft. x 55 ft. for each Park Cabin (that's 4,400 sq. ft. in size)
5. Leaves the area along the Kenyetto Creek in its pristine state
6. Includes vast amounts of 'Green Space'
7. Water, electricity, cable tv, phone and septic requirement at each site
8. Leaves plenty of room for required setback and separation requirements for well/septic locations
9. Offers a pristine, wooded environment in harmony with an adirondack theme, where native wildlife abounds
10. Offers seasonal community living without the 'jammed in' site size of a typical campground

11. Offers public access off Cty. Hwy. 138 (Eagle Mills)
12. Includes a beautiful pond at the park entrance
13. Is very private for lessees
14. Provides natural buffer to any neighboring property and is totally non-intrusive
15. Gives easy access to all Eagle Mills buildings and activities
16. Is only 3 ½ miles to the Broadalbin Beach and Boat Launch on the Great Sacandaga Lake...a beautiful lake that is 6 miles wide and 30 miles long (Home of the ESPN Bass Tournament)
17. Will offer seasonal living from early May through mid-November
18. Lessees will own their RV Park Cabins and lease the land from Eagle Mills, eliminating taxation and maintenance normally required in typical home ownership

We are currently going through the permit process and finalizing plans. Once the permits are in place, we will be pre-leasing lots for a forecasted Spring 2009 occupancy. If you're thinking of downsizing, wanting to winter in a warmer climate...or just need that perfect retreat for a family getaway, then come and join us here, on our beautiful parcel of adirondack paradise.



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Please direct any questions or comments to Craig Boyko.
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