



NORTHBROOK LODGE

Brighton, New York

LandVest[®]

1866 Route 73

Keene Valley, NY 12943

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Built by world renowned Great Camp builder, Benjamin Muncil between the years of 1920 and 1930, Northbrook Lodge enjoys a storied history. It is said to be the first parcel of land to be sold on Osgood Pond and Northbrook Lodge was built for Canadian Senator Wilfred L. McDougald, a medical doctor. The current acreage comprising the camp at Northbrook Lodge was acquired in pieces. The first parcel was five acres purchased in 1889 by Henry Wilson. A decade later, Basil Wilson bought Henry's interest along with an adjacent five-acre lot and subsequently, a year later, purchased a third five-acre lot from Paul Smith. Two years later, Basil Wilson died, leaving the camp to his wife Lila, who sold the camp in 1919 to Wilfred McDougald. McDougald hired Ben Muncil to build Northbrook Lodge and was built in the tradition of the Adirondack Great Camps of its time. The current owners purchased the camp in the early 1950s.







LOCATION: Just outside of the hamlet of Paul Smiths on Osgood Pond in the town of Brighton, Franklin County, New York, Adirondack Park. Paul Smiths was named after the Paul Smith's Hotel founded in 1859 as one of the first wilderness resorts in the Adirondacks by Apollo Smith. Paul Smith's College was built on the site of the hotel and is located 10 miles west of Saranac Lake and 18 miles from Lake Placid, home to the 1980 Winter Olympics. Osgood Pond is also the home of Calvin Coolidge's "White Pine Camp" where President Coolidge summured in the 1920s.

PROPERTY: Accessible by road, Northbrook Lodge occupies 7± acres at the end of a wooded peninsula with over 4,000 feet of frontage on Osgood Pond in the heart of the Adirondack Park. A grassy point, known as Northbrook Point, is a popular location for swimming, fishing, viewing loons and a wide variety of waterfowl. Osgood Pond is a very quiet, secluded lake that connects to the famous Saint Regis canoe area. The property is also in close proximity to hiking and cross-country ski trails and the Adirondack High Peaks.

CABINS: A total of five sleeping cabins offer 16 bedrooms, each with a separate entrance and bathroom. The single-story attractive buildings spread out like a series of pavilions connected by open, covered walkways. The designer has used the typically Japanese "irimoya" (two-level) roof throughout the camp known as Adirondack Japonesque style. Scandinavian verge boards, placed on the inside of the angular peaks of the camp's roofs, soften the sharp angles reminiscent of the scale and angles of Japanese architecture. Marcy, the original owner's bedroom cottage, offers four separate suites, a screened porch and views of the pond. The Main cabin offers five large suites with oak floors, most with nine foot ceilings, stone fireplaces and lake views. Gabriels, originally called the "Grandmother's House", offers two charming bedrooms with porches. Whiteface, the newest cabin, offers spectacular pond views and four separate suites. The Cottage, the original tennis pavilion, now houses a spacious Great Room with a massive fieldstone fireplace and a private one-bedroom suite with an open porch.

DINING ROOM/LIBRARY: The exterior of the dining room, along with the adjacent library, are excellent examples of Adirondack Japonesque style and are connected by a covered stone walkway. The interiors are reminiscent of Hudson Valley country homes of the early 20th century with dark woods, built-in cabinets with beveled glass. Each contains an impressive fireplace, oak floors and paneling, tray ceilings, and stucco walls. The library includes a screened porch for ping pong.

BOATHOUSE: Northbrook's boathouse is regarded as a Munciel masterpiece. The Great Room is a large, two-level, open room with a bar above, tables below and twin alcoves with card tables. Through a screen door to one side of one of the two fireplaces, is a cozy screened porch overlooking Osgood Pond. The architecture here is impressive with wide open spaces without the use of posts. Another unusual feature is the brainstorm siding on the ceiling, cut thicker than what would be used typically on the exterior of a building. Down below is boat storage and access.

SERVICE BUILDINGS: 200 amp electrical service. Drilled well. Oil-fired boiler provides hot water heat via radiators to the Main and Whiteface cabins. Propane heaters are located in Marcy and The Cottage. Individual septic systems for each cabin.

OTHER STRUCTURES: A small boathouse is located on the southern shore of the peninsula and an over-grown tennis court with spectacular stone support work is located next to the "Cottage" cabin.

UTILITIES: 200 amp electrical service. Drilled well. Oil-fired boiler provides hot water heat via radiators to the Main and Whiteface cabins. Propane heaters are located in Marcy and The Cottage. Four separate septic systems service the entire property.

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