

# Estate Guide Book



15 Price Road  
Augusta NJ  
07822





# Welcome to our Eco-Luxury Private Estate Retreat!

We are thrilled to have you as our guest and look forward to providing you with an unforgettable experience surrounded by nature's beauty and modern comforts. Please take a moment to familiarize yourself with our house rules and property information to ensure a smooth and enjoyable stay.

Should you need assistance with anything, please contact me at:

Daniela Amador  
Contact number: +1-914-565-6587  
Email: Daniela@electinyc.com

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# Property Map & Points of Interest



Key

- |   |  |
|---|--|
|  Pathway               |  Woods    |
|  Trail                 |  Lawn     |
|  Path to Driving Range |  Planting |
|  Lake                  |  |

# House Instructions

## House Rules

### Respect for Nature & Don't Feed the Wildlife:

The Lake Estate is a haven for wildlife. Please respect the natural habitat by not disturbing or feeding the animals, including geese, ducks, foxes, rabbits, possums, raccoons, fish, turtles, and snakes. Please do not leave trash outside of the house as it will attract bears too!

### Lake Safety and Guidelines:

Ensuring your safety during your stay at our Eco-Luxury Private Estate Retreat is of paramount importance to us. As you enjoy the beautiful natural amenities, particularly the private lake, please adhere to the following safety guidelines:

**No Diving:** The lake's depth varies, and there may be submerged objects. For your safety, diving into the lake is strictly prohibited. Enter the water feet first to prevent injuries. Tie up canoe after use so it doesn't float away. No more than 4 people at a time on the boat dock. Wear life vests when canoeing. Maximum 3 people in the canoe.

### Swimming Safety:

The lake is 3 - 9 feet deep and diving into the water is strictly prohibited. Swim at your own risk and ensure you and your companions are confident swimmers. Life jackets are recommended and provided in the closet closest to the foyer on the 1st floor of the house.

### No Shoes in the House:

Please take off your shoes when entering the house. Comfortable slippers (from small to extra large sizes) are available for all guests and located in the laundry room.

### Supervision of Children & Pets:

Children must always be supervised by responsible adults while in the woods or near the water. Keep a close eye on their activities to ensure their safety.

# House Instructions

## House Rules

### Life Jackets:

Life jackets are available in the closets closest to the foyer. We recommend wearing them, especially if you're not a confident swimmer. Life jackets can be a valuable safety tool.

### Bugs & Insects:

The Lake Estate has all the insects imaginable from 'good insects' like fireflies, dragon flies, and spiders, to 'bad insects' like mosquitoes, ticks, and wasps.

Wear long sleeves and socks when walking on grass and strolling in the woods. Use bug repellent spray that has been provided (located in the supply closet on the house 2nd floor) and generously spray your entire body. If you get bitten by mosquitoes, use hot water to alleviate itchiness. Bug bites are part of the enjoying nature and prevention is key. So, be prepared!

### Respect for Boundaries:

Please remain within the designated boundaries of the property and don't go into our neighbors' land. It is easy to get lost so refer to the Property Map when navigating the entire 13 beautiful acres of the Lake Estate. These boundaries are established for your safety and the protection of the ecosystem.

### Caution with Rocks:

Be cautious when walking on or around rocks near the lake's edge. They may be slippery, so proceed with care.

### No Alcoholic Beverages:

For your safety, alcoholic beverages are not permitted near or in the lake area. Alcohol can impair judgment and swimming abilities.

### Emergency Contact:

In the event of an emergency or if you notice any safety concerns, promptly notify our guest services team for assistance.

### Fire Hazards:

A fire extinguisher is located in the laundry entrance, about 10 feet from the kitchen. Please do not smoke in the house or light candles.

# House Instructions

## House Rules

### Caution with Steep Hills and Spikey Plants:

Be cautious when walking on or around the lake's edge. They may be slippery, muddy, and wet. Some wooded areas have steep hills and prickly plants with spikes. Avoid walking off the designated trail paths. Avoid steep walking paths. Use the Property Map so you don't miss out on the different areas of the Estate. You can walk from the House to the driving range without leaving the Estate.

By adhering to these guidelines, you'll be able to fully enjoy the serene beauty of the lake while ensuring the safety and well-being of yourself and fellow guests. We appreciate your cooperation in maintaining a secure environment and hope your experience at the Lake Estate is both relaxing and enjoyable.



# House Instructions

## Outdoor Area

### Chickens:

If you are staying longer than 1 night, please feed the chickens once a day. Food for the chicken is located in the garage, put the following into their bowls in the coop once a day, 1 big scoop of the crumble, 1 cup of corn and sunflower seeds. If they already have enough food in their bowls, do not feed them. Do not let chickens out of their coop as predators (raccoons, hawks, and foxes) will kill them.

### Golf Driving Range:

A complimentary basket of 100 golf balls are provided for your golfing enjoyment. Golf clubs are not provided, so bring your own clubs. The driving range is about 300 yards long so you can hit the golf balls as hard as you want. Please avoid hitting the balls toward the Estate Manor House or to our neighbors' homes. If you need more golf balls,

please let us know prior to check-in. There is a \$10/fee per 100 additional golf balls. Once you hit the golf balls into the field, you do not need to retrieve the balls. Please do not take unused golf balls home with you. You can walk from the Estate House to the driving range without leaving the Estate. Just follow the Property Map and the walking trails shown. You can also drive to the driving range.

### Walking Trail:

Explore our 3,000-foot long walking trail and immerse yourself in the beauty of the surrounding landscape. Please stay on the marked trail and respect the environment by not littering. Walking trails have been laid with black tarps to facilitate your relaxing strolls. Be aware of uneven trail paths. So, walk slowly and don't run as there are 'pot holes', bumps, and broken glass on some of these paths. Wear proper walking shoes.





# House Instructions

## Kitchen

1. The kitchen is well equipped with everything you need! 4 types of tea, coffee, cooking oil and miscellaneous cooking sauces and spices are all provided for you. Please look in the cabinets for most kitchen supplies, cups/mugs, and utensils.
2. Kitchen cloth towels, paper towels, trash bags, extra coffee, and snacks are located in the kitchen pantry closet. Guests staying more than 4 days will have additional items provided.
3. We have unique appliances including a dehydrator (you can make beef jerky or dried fruit), on-demand hot water dispenser, large oven, refrigerator with filtered water and ice, air fryer, etc. Please refill hot water dispenser so hot water is always available when you want it.
4. We have a stocked kitchen and provide snacks for our guests.
5. There are two trash bins in the kitchen, one for trash and one for recycling. When full, please deposit trash into the large green garbage bins located inside the garage. The trash is located near the back patio door in the kitchen. The recycle is located in the bottom cabinet to the left of the fridge. If you are here on Sunday, please take the trash and recycle out to the green bins out front. Our staff takes out the trash on Sunday evenings.
6. Each item has a proper place and should be returned there.
7. Tap water is already filtered and drinkable without needing to boil the water. The ground well water is very clean and tested yearly. Although nature has the best ways of filtering water through the layers of sediments in the ground, a filtration system in the basement filters the water before it comes out of the faucet. The water and ice from the refrigerator are filtered again via a second filtration system. The filter is new and replaced regularly. A Britta Water Dispenser and filter are provided in the kitchen for drinking water if you wish to filter the water again yourself (which is unnecessary). That said, you now have triple peace of mind.



# House Instructions

## Bathrooms

1. There are two full bathrooms upstairs and a half bathroom downstairs near the foyer.
2. Bath towels are in each bedroom.
3. When you are done with your towels, please throw it in the hamper located in the Laundry room.
4. Extra bath towels, shampoo, soap, toilet paper, etc. are in the Supply Closet on the 2nd floor of the house. Take whatever you need, whenever you need it.
5. Please note the house is on a septic tank, our tank is sensitive. We kindly ask everyone to discard all products into the trash.

## Bedrooms

1. There are 5 bedrooms with everything you need. There are extra pillows and blankets located in the Supply Closet located on the 2nd floor of the house.
2. The two sofas in the Library and Living Room also function as pull-out beds should you need additional sleeping space. The pull-out beds can each sleep two people and are Queen size. Extra blankets and pillows are available in the 2nd floor Supply Closet should you wish to use the pull-out beds.

## Extras

1. No shoes in the house, slippers are available for guests, located in the laundry.
2. No smoking or vaping in the house.
3. Do not touch anything in the garage or shed.
4. Do not over-stuff the washing machine .
5. Do not flush food or put other items in the sink or toilet.
6. Do not leave windows open on rainy days.
7. No parking cars on lawn.
8. No loud noise or music before 8AM and after 10PM.
9. Insect repellent spray is provided for our guests. A spray can is located in the 2nd floor Supply Closet.
10. A basket of golf balls is provided complimentary for guests wishing to use the golf driving range. Golf clubs are not provided, so don't forget to bring your own clubs. If you need more golf balls, there is a fee of \$10 per 100 additional golf balls. Just inform us before check-in how many more golf balls you need.

# House Check-in Guidelines

Check-in time is 3PM. Door access code for the electronic keypad will be given no later than 1PM on the day of check-in. A Guest Guidebook (house manual with house rules, property map, dining recommendations, etc) will be emailed to guests two days before check-in.



# House Checkout Guidelines

Checkout time is 11am.

Before departing, ensure the following:

1. All windows are closed.
2. Lights are off.
3. Heater/AC is turned off.
4. Appliances are turned off.
5. Please make sure the on-demand hot water dispenser have been refilled with water.
6. Place used towels in hamper.
7. Dispose of trash in provided bins.
8. Leave kitchen sink empty and run dishwasher.
9. Check all rooms for any items left behind.
10. Ensure propane grill tank is turned off.



# Additional Property Information

## Wifi:

Stay connected with complimentary high-speed WiFi throughout the Lake Estate. Wifi signal can reach up to 400 feet from the house and wifi coverage includes most of the lawn area surrounding the house. As most of the lake area and woods are beyond 400 feet from the house, there is no wifi signal for most of the 13 acres of the Estate. Wifi

Network Name: flying carpet 2

Wifi Password: 12345678ff

## Driving Range Directions:

The golf driving range is located within the Estate. Follow the Property Map which shows you how to walk from the house to the golf driving range. You can also drive to the golf range via Price Road and enter the driving range via the 2nd Lake Estate car entrance. If you decide to drive to the golf range, you will need the gate access code for the combination padlock. Please message us for the pass code of the gate lock should you wish to drive there. Please be reminded to lock the gate once you leave the driving range.

## Lake Safety:

While enjoying the lake, always exercise caution and supervise children closely. Life jackets are available in the closets closest to the foyer.

## National Park Access:

The Lake Estate borders the Paulinskill Park, a 200 acre state park that provides excellent hiking opportunities and hunting. As Paulinskill Park is open for seasonal hunting, please check the annual hunting schedule before deciding to hike the park.

## Nearby Attractions:

Explore nearby farms, hiking trails, and enjoy the beauty of the surrounding national park. Information about local attractions can be found in the guest information folder.

We are committed to providing you with a luxurious and eco-conscious retreat experience. If you have any questions, concerns, or need assistance during your stay, please don't hesitate to contact our dedicated guest services team. We hope you thoroughly enjoy your time at our Eco-Luxury Private Estate Retreat and create wonderful memories to cherish.

# Additional Property Information

## How to use door



Lift the handle up and turn lock!

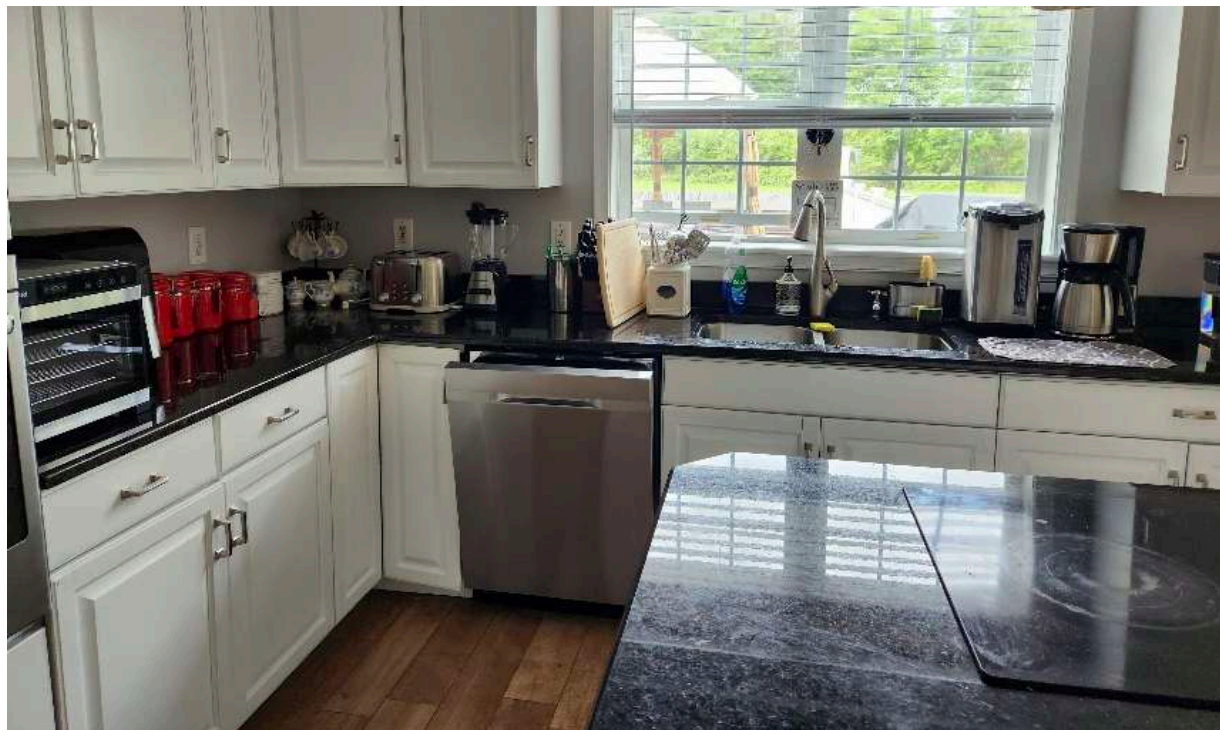


Chicken feed located in garage



Please do not wear your shoes inside the house. Comfortable slippers are provided for you while you walk around inside the house. Do not wear the slippers outside except the front patio and back patio.

# Additional Property Information



From blender to extra-large bread toaster, the Lake Estate's kitchen has everything you need to prepare a meal quickly. Extra-large party serving plates and enough mugs and drinking glasses for 50+ people are provided in case you need them.



The dehydrator is for making dried food (beef jerky, salmon jerky, dried apple chips, banana chips, etc). For desired recipes, search Youtube videos.

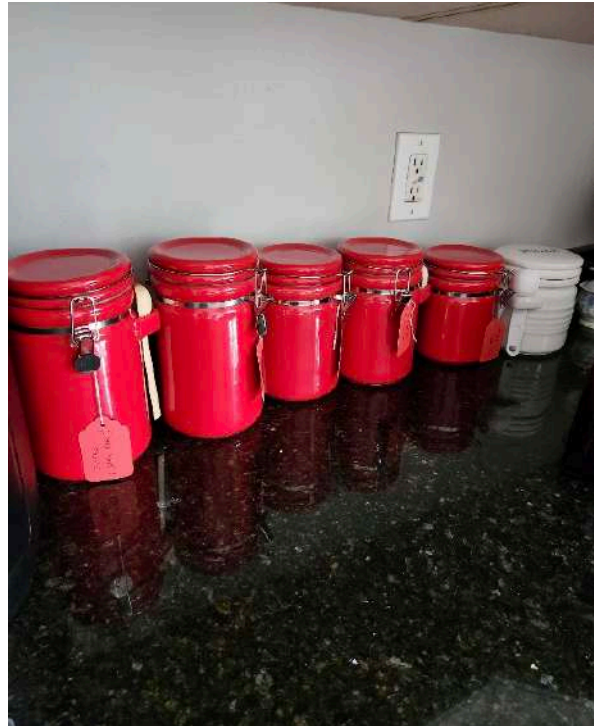


Be careful if you select "Air Fry" mode. Most food will burn quickly so start with just 2-3 minutes of frying time until you become familiar with this appliance.



The on-demand hot water dispenser makes hot drinks effortless and without the need to boil a kettle of water. Please refill with water so the inside does not become dry and overheat.

# Additional Property Information



We provide you with the basics needed for cooking and more! Enjoy the complimentary teas and coffee in the red vacuum sealed canisters.



Put knives on the top tray of the dishwasher to avoid cuts. The dishwasher is good for rinsing your dishes, but not good for washing your dishes. Please make sure the base of the dishwasher is not clogged with food particles.



# Additional Property Information



The Supply Closet located on the 2nd floor has everything you need for a comfortable stay. Please take what you need.



Place all dirty linens and towels in this laundry hamper.



An assortment of games are available for your enjoyment. Although we do not provide you with R/C toys, remote controlled boats, planes, helicopters, etc and kites are ideal for the Lake Estate. With 13 acres to play, this is your chance to enjoy toys that require big spaces.

# Additional Services

At our Eco-Luxury Private Estate Retreat, we are dedicated to enhancing your stay by offering a range of additional services that cater to your needs and preferences. Please find below a selection of services that can be arranged during your visit:

## On-Site Car Rental:

Exploring the surrounding area is made even more convenient with our on-site car rental service.

Discover nearby attractions and enjoy the flexibility of having transportation at your fingertips. Contact our guest services team for availability, rates, and reservations.

## Event Services:

Hosting a special event on our exquisite estate is a memorable experience. Our event services team can assist in planning and executing events such as weddings, birthdays, corporate retreats, and more. From decor setup to catering arrangements, we'll ensure your event is a resounding success. Contact us to discuss your event ideas and requirements.

## Housekeeping Services:

While we provide a clean and well-maintained environment, our optional housekeeping services offer you the luxury of a refreshed living space. Whether you prefer daily tidying or periodic cleanings, our professional housekeeping team can accommodate your preferences. Please inform us in advance to schedule this service.

## Private Chef Services:

Elevate your culinary experience with the expertise of a private chef. Indulge in custom menus prepared using fresh, locally sourced ingredients. From intimate dinners to group gatherings, our private chef can create a delectable dining experience tailored to your preferences.

## Private Chefs Recommendations:

Roshelle Zielinski

<https://www.roshellezielinski.com/>

Michelle Ciance Private Chef Services

<https://www.michelleciance.com/>

Chef David Feldman

<https://www.chefdavidfeldman.com/>

Chef Jeffrey Pearson

<https://www.jpfinefoodslc.com/>

# Additional Services

## Massage and Wellness Services:

Treat yourself to ultimate relaxation with massage and wellness services. Unwind with a soothing massage or indulge in yoga sessions amidst the tranquil ambiance of the Estate. Rejuvenate your body and mind during your stay.

## In-home Massages:

Zeel:

<https://www.zeel.com/north-jersey-nj-massage>

Hands 2 You Luxury Mobile Massage Therapy

<https://www.massagebook.com/>

[Verona-Massage-HandsToYouMassage?src=external](#)

## Concierge Assistance:

Our dedicated concierge team is available to assist you with reservations, recommendations, and any special arrangements you may require. Whether it's booking local excursions, arranging transportation, or answering your inquiries, our concierge is here to make your stay seamless and enjoyable. Please feel free to reach out to our guest services team to inquire about availability, pricing and reservations for these additional services. We are committed to ensuring that every aspect of your stay is tailored to your preferences, allowing you to create cherished memories in the lap of luxury and natural splendor.



# Neighborhood Attractions

Nearby Attractions:

Explore nearby farms, hiking trails, and enjoy the beauty of the surrounding state and national parks. Local attractions can be found on this website: [www.sussexskylands.com/](http://www.sussexskylands.com/)

List of Attractions & Points of Interest Sorted by Distance (Driving Time) from the Lake Estate:

1. 1 min to: Three Silos Farm (sunflower and zinnia field)
2. 4 min to: Sussex County Fairgrounds (Schedule of Events: [Link](#)), Lafayette Mill Antiques Center
3. 5 min to: ShopRite Supermarket, Walmart, Weis Market, 30+ restaurants
4. 7 min to: Sussex County Mall, Friar Mountain Model Railroad Museum, Brodhecker Farm
5. 8 min to: Culver Lake, Culver Lake Flea Market
6. 8 min to: Downtown Newton (eclectic shops and restaurants), Newton Fire Museum
7. 9 min to: The Newton Theatre
8. 12 min to: Sparta Farmers Market
9. 14 min to: Van Kirk Homestead Museum, New Vision Theater
10. 16 min to: Sterling Hill Mining Museum, Sussex County Sunflower Maze
11. 17 min to: Lusscroft Farm ([Link](#))
12. 18 min to: Franklin Mineral Museum
13. 20 min to: Sunrise Mountain ([Link](#))
14. 21 min to: High Point State Park
15. 25 min to: Mountain Creek Ski Resort, Mountain Creek Water Park, AMC Rockaway Movie Theater
16. 34 min to: The Poconos, Delaware Water Gap National Recreation Area, Land of Make Believe
17. 40 min to: Poconos Indian Museum, Millbrook Village Historic Site
18. 44 min to: Shawnee Mountain Ski Area
19. 48 min to: Legoland
20. 60 min to: Great Wolf Lodge Waterpark
21. 62 min to: Mountain View Park
22. 67 min to: Columcille Megalith Park
23. 75 min to: Jack Frost Ski Resort

# Neighborhood Attractions

Activity:

Mountain Creek

Address:

200 Route 94, Vernon, New Jersey 07462

+1-973-827-2000

mountaincreek.com



Activity:

Space Farms Zoo & Museum

Address:

218 County Road 519, Sussex, NJ 07461

+1-973-875-5800

spacefarms.com



Activity:

Tomahawk Lake Water Park

Address:

155 Tomahawk Trail, Sparta Township, NJ 07871

+1-973-398-7777

tomahawklake.com



# Dining Recommendations

Lafayette House

Address:

The Shoppes at Lafayette

Between Routes 94 & 15

Lafayette

NJ 07848

Contact Number:

+1-973-579-3100



iL Porto on Lake Mohawk

Address:

7 The Boardwalk

Sparta Township

NJ 07871

Contact Number:

+1-973-729-9901



St. Moritz Grill & Bar

Address:

9 White Deer Plaza

Sparta Township

NJ 07871

Contact Number:

+1 973-729-5677



Lake House Cafe

Address:

8 White Deer Plaza

Sparta

NJ 07871

Contact Number:

+1-862-219-9804



# Shopping Recommendations

ShopRite Supermarket

Address:

127 Water St

Newton

NJ 07860



Sussex County Mall

Address:

15 Hampton House Rd

Newton

NJ 07860



Walmart (not a superstore, no groceries)

Address:

26 Hampton House Rd

Newton

NJ 07860



# How to get Around

## Car Hire On Site:

Ask us for our Turo link and we will have a car waiting for you at the estate!

## Nearest Train Station:

Netcong Train Station

Google Map Link: <https://goo.gl/maps/ngwTVudwweqpckbn7>

Main Street at US 46, Netcong, NJ 07828

Train Lines: BNTN & MNE

## Nearest Airport:

Newark Liberty International Airport

3 Brewster Rd

Newark

NJ 07114

## Uber or Lyft:

Both Uber and Lyft services this area.

## Local Taxi Service:

D.A.D.S. Taxi & Limo

+1-973-579-5316



Need a rental car for your stay? Ask us for our Turo link!



# Liability Disclaimer

Welcome to our lakefront vacation rental with its serene private lake, picturesque driving range, and enchanting walking trails. While we strive to provide a safe and enjoyable experience for all our guests, it is important to acknowledge and understand the potential risks associated with the natural environment and recreational activities offered on our property.

1. Natural Hazards and Wildlife: Our property is nestled within a natural setting, which includes inherent risks such as uneven terrain, natural bodies of water, and wildlife. While we take measures to ensure the safety of our guests, encounters with wildlife and unforeseen natural hazards can occur. It is essential that guests exercise caution and adhere to guidelines provided to minimize any potential risks.

2. Private Lake: Our private lake provides a wonderful opportunity for various water activities, such as swimming, fishing, and boating. However, water related activities carry inherent risks, including but not limited to drowning, waterborne illnesses, and slips or falls on wet surfaces. Guests are responsible for their own safety while engaging in lake activities and should use proper safety equipment and follow water safety guidelines.

3. Driving Range and Walking Trails: Our driving range and walking trails offer a chance to indulge in recreational pursuits. While we maintain these areas to the best of our ability, uneven surfaces, loose gravel, and natural obstacles can pose risks. Guests should wear appropriate footwear and exercise caution while participating in these activities.

4. Assumption of Responsibility: By choosing to stay at our vacation rental and partake in its activities, guests acknowledge and assume personal

responsibility for their own safety and well-being. This includes acknowledging the potential risks associated with the natural environment, water activities, and recreational facilities on our property.

5. Release of Liability: In consideration for being granted access to our property, guests hereby release, waive, discharge, and covenant not to sue the property owners, management, and any affiliated individuals or entities from all liabilities, claims, demands, actions, or causes of action resulting from personal injury, accidents, illnesses, property damage, or other harm sustained while on the premises, regardless of whether such harm is caused by negligence or otherwise.

6. Safety Guidelines: We provide safety guidelines and rules to help guests enjoy their stay while minimizing risks. It is essential that all guests review and adhere to these guidelines. Failure to follow safety guidelines could result in injury or harm.

In conclusion, your safety is of paramount importance to us, and we encourage you to enjoy the beauty and offerings of our property responsibly. By staying at our vacation rental and participating in its activities, you are agreeing to the terms outlined in this liability disclaimer. Please reach out if you have any questions or concerns regarding this disclaimer or the safety measures we have in place.

By booking and staying at our vacation rental, you acknowledge that you have read, understood, and agree to the terms and conditions outlined in this liability disclaimer.

# Emergency Contact Numbers

## Nearest Police Station:

New Jersey State Police - Sussex Station  
27 US-206  
Augusta,  
NJ 07822

## Nearest Fire Station:

Branchville Fire Department  
1 Railroad Ave  
Branchville  
NJ 07826

## Nearest Hospital:

Newton Medical Center  
175 High St  
Newton  
NJ 07860

## Ambulance Number:

Lafayette Ems  
+1 973-579-5556

You are here:



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# The Lake Estate

15 Price Road  
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07822