



Building Area Total: 11,970
Year Built: 1900
Lot Size Acres: 21.8
Open Parking YN: Yes
Open Parking Spaces: 60

Property Sub Type: Mixed Use
Road Frontage Type: Public
Road Surface Type: Paved

Public Remarks: The Barns at Edgemont Inn - an 11,586-square-foot historic inn, wedding venue, and short-term rental portfolio on 21.8 acres in Moriah, NY. Located at 284 Edgemont Road, Essex County, this turnkey hospitality property includes a Queen Anne Mansion, a custom-built event barn, three rental units, a carriage house, and outbuildings. The centerpiece is a 4,911-square-foot Queen Anne Mansion built in 1900 by George D. Sherman with European-trained craftsmen, later reopened as a B&B in 2012. It offers four ensuite bedrooms and operates as a short-term rental. The 2018 event barn adds 5,200 square feet, hosting up to 263 guests with indoor/outdoor capability, a dance floor, bar, bridal suite, kitchen, garden ceremony space, and hardwood forest backdrop. Rated 5.0 on Zola and named a Best of Zola venue. Three rental units round out the lodging portfolio: The Apartment, a 2-bedroom unit in the original horse barn with its own secondary event space; The Cottage, a 1-bedroom rental; and The Horse Cabin, a newly completed 2-bedroom unit with mini-splits. Combined capacity: up to 25 overnight guests, ideal for multi-day weddings, retreats, and group bookings. The 21.8 acres include open pasture, mature hardwood forest, a 60-car parking lot, and an old stone fence, with views over Lake Champlain and Vermont's Green Mountains. Acreage offers room for additional structures and revenue streams. Income activity includes wedding/event bookings and short-term rental income from four units when not reserved for events, with upside in corporate retreats, film/photo rentals, or agritourism. Set in the Adirondack/Champlain Valley, with access to Lake Champlain, High Peaks hiking, skiing, cycling, and wildlife viewing. Rural, and car-dependent. A historically significant, multi-revenue hospitality asset in Essex County -- The Barns at Edgemont Inn, 284 Edgemont Road, Moriah, NY, offers an operating event business, four rental units, and room to grow.
<https://tinyurl.com/284Edgemont>
[Click to View Virtual Tour](#)

Interior Features	Exterior Features	Construction & Utilities
Building Features: Commercial/Residential; Kitchen; Mixed Commercial Interior Features: Apartment; Bar; Chandelier; Coffered Ceiling(s); High Ceilings; Pantry; Recessed Lighting Appliances: Bar Fridge; Dishwasher Flooring: Wood Laundry Features: Laundry Room	Exterior Features: Balcony; Barbecue Lot Features: Cleared; Few Trees; Views Parking Features: Additional Parking; Parking Lot View: Lake; Pasture; Trees/Woods	Construction Materials: Wood Siding Structure Type: House; Mixed Use Cooling: Ductless; Wall Unit(s) Heating: Tank Location: Basement Electric: 200+ Amp Service Roof: Metal Sewer: Septic Tank Utilities: Cable Available; Electricity Connected; Internet Available; Phone Available Water Source: Well Drilled Owner Pays: All Utilities

Unit Info																
Unit Name	Dim	Lse Rate	Lse Exp	CAM Rate	Ttl SqFt	Wrhs SqFt	Mfg SqFt	Ofc SqFt	Rtl SqFt	Ceilg Hgt	Ceilg Hgt	Dock Min	Drv-in Drs	Bay Drs	Spcg	Yr Blt

Financial and Listing Information	Contract Information	Location Info and Associations
Days on Market: 1 Deed Date: 06/29/2012 Deed Details: Instrument: Deed; Page: 97; Volume: 1701 Documents Available: Lead Paint Listing Terms: 1031 Exchange; Cash; Conventional	Listing Agreement: Exclusive Right To Sell Listing Contract Date: 06/18/2026 Original Entry Timestamp: 06/18/2026 Major Change Timestamp: 06/18/2026 Major Change Type: New Listing Status Change Timestamp: 06/18/2026 Expiration Date: 12/18/2026 Original List Price: \$1,250,000 List Price/SqFt: \$104.43 Current Price: \$1,250,000	County: Essex Parcel Number: 107.5-2-15.000 MLS Area Major: Moriah, Port Henry, Crown Point, Ticonderoga School District: Moriah Latitude: 44.026191 Longitude: -73.47355 Tax Annual Amount: \$25,909.65 Tax Assessed Value: \$1,370,300 Financial Details: School Taxes: 14,547.55; School Taxes Description: Actual Land Tax Annual Amount: \$11,362.1

Directions: From North Hudson Exit on Highway Head toward Tracy Rd Continue on Tracy Rd to Moriah 17 min (10.2 mi) Follow Center Rd and S Moriah Rd to Edgemont Rd/Joiner Rd in Moriah 4 min (2.6 mi) Turn left onto Edgemont Rd/Joiner Rd listing will be on right From Moriah Turn onto S Moriah Rd for 1.5 mi Turn left onto Edgemeont Rd for 1.3 mi Listing will be on the right



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