

Concierge Auctions to Host Real Estate Auction of Adirondack Retreat on Lake George, New York on December 5

Currently Offered for \$1.85 Million - Suggested Opening Bid of \$1 Million

QUEENSBURY, N.Y., Nov. 17 /PRNewswire/ -- Concierge Auctions will host a luxury real estate auction of 34 Pulver Road in Queensbury, New York on December 5, the company announced. The sale is being conducted in cooperation with listing broker and owner John Burke of Select Sotheby's International Realty.

This stunning retreat, with magnificent Lake George views and 168 feet of frontage, is one the area's great hideaways. Boasting 2,638 square feet of living area with six bedrooms and classic Adirondack style, the home has plenty of room for entertaining large families, while at the same time maintaining its intimate feel and rustic charm.

"This is among the most compelling buying opportunities that our region has seen in some time," stated Bill Parker, Broker/Owner of Select Sotheby's International Realty.

"We are pleased to be partnered with Concierge Auctions on the sale of this unique property," added John Burke, Broker/Owner of Select Sotheby's International Realty.

Situated at the end of a private street on a bucolic lot, the home offers views from every room to the waters of Lake George, one of the Northeast's premier nature destinations. Screened porches provide a welcome respite from the mid-summer sun and allow the breezes off the lake to flow through the home. Rock fireplaces offer the ideal winter ambience during the holidays. It also boasts a new covered boat dock complex and expansive waterfront deck built in true Adirondack log fashion.

Thoughtfully designed generations ago and lovingly maintained over the years, the home is perched on a small exposed rock outcropping amidst mature trees, creating the feeling of living in a private park with the lake beyond. The quality of construction is clearly evident in the straight-grain fir floors and carefully hewn old-growth lumber, which was used to ensure the structure would last for hundreds of years.

"We are delighted to present this property at auction on behalf of Select Sotheby's International Realty," stated Stuart Mattison, Director of Sales for Concierge Auctions. "This is a spectacular home and is certainly an incredible offering for this market."

The auction will be held at 2pm EST on Saturday, December 5th at 34 Pulver Road, Queensbury, New York. Currently offered at \$1.85 million, the recommended opening bid is \$1 million. A \$10,000 deposit via wired or certified funds is necessary to bid. View Terms and Conditions of Sale for full details. The property is available for preview daily between 12 pm and 3pm, and by appointment. For more information, call Concierge Auctions at 877-215-2370 or visit www.LakeGeorgeAuction.com.

About Concierge Auctions:

Concierge Auctions is the preeminent luxury real estate auction firm serving high-end sellers nationwide. A leading provider of services for individual and institutional owners of luxury residential real estate, Concierge Auctions is revolutionizing the industry by offering an accelerated marketing process that obtains fair market value for high-end properties in a determined time frame. Building on a centuries-old

method for selling the finest art and antiques, the company combines the latest technologies and marketing programs with experienced personnel to generate the maximum value for the most premier properties in an open, competitive forum.

As a preferred auction provider to Sotheby's International Realty® and other luxury brokerage firms, the company has executed auctions throughout the country, from New York to Hawaii. The company's database includes more than 10,000 luxury real estate buyers and agents from all 50 states and 38 countries and territories. The principals of Concierge Auctions have been involved in the transfer of more than \$2 billion in luxury real estate sales over the past 10 years. For more information, call 888-966-4759 or visit www.ConciergeAuctions.com.

About Select Sotheby's International Realty

Select Sotheby's International Realty's sales associates provide their service and expertise to clients of distinctive and unique properties in the Capital, Catskills, Adirondacks, Thousand Islands and Finger Lakes Regions of NY State. The company headquarters is in Saratoga Springs, NY and has agents throughout upstate NY to serve clients. For more information call 518-580-8500 or visit www.SelectSothebysRealty.com.