

**Abram's Creek Lodge & Campground**  
**RR 1 Box 118, Elk Garden, WV 26717 (Grant County)**  
**166 Abram's Creek Drive, Elk Garden, WV 26717 (new street address)**  
**Vince Lombardi, 703-328-1840 / 304-446-5383**

**(Located on U.S. Rt. 50 just 3 miles east of Mt. Storm and  
10 miles to heated Mt. Storm Thermal Lake)**

**Please note: This Elk Garden, WV address is in GRANT COUNTY, WV,  
NOT Mineral County, WV.**

**Lodge House Property Description:**

The Lodge House property consists of a 4,000 square foot, 6 bedroom, 5 bath, stone / masonry Lodge House with 4.1 acres of land and 500 feet of waterfront along Abram's Creek (a small river).

Additionally, in 2008, a 500 square foot commercial kitchen was completed with extensive facilities including commercial propane based convection ovens / propane stoves and refrigeration facilities. The kitchen is 100% complete and fully functional capable of cooking for groups as large as 100+. 10 cubic yards of concrete make up the commercial kitchen floor. All equipment and appliance in the commercial kitchen would not convey in the home sale – only the permanent structure.

The Lodge House and campground properties are separated by a large buffer zone which is heavily forested (several hundred feet plus).

**Room Dimensions (from original 1975 architectural drawing):**

**Main Floor:**

(69'2" Long x 49'0" Wide at its Longest and Widest points)

- Foyer: 13'0" L x 10'4" W
- Family Room / Internet Room: 15'8" L x 15'8" W
- Living Room: 17'4" L x 35'0" W
- Dining Room: 17'4" L x 14'0" W
- Kitchen: 18'0" L x 13'4" W
- Laundry Room + Powder Room: 10'6" W x 13'4" L
- Stairwell / Hall to Kitchen:
- Back concrete covered Terrace: 31'0" L x 5'0" W
- Front porch (covered - Loggia): 51'0" W x 6'0" L
- Garage: 22'10" L x 24'0" W

**Upper Floor (2<sup>nd</sup>):**

(31'2" Long x 31'0" Wide at its Longest and Widest points)

- Bedroom 1 (master): 31'2" L x 14'6" W – includes walk in closet, vanity area, linen closets)
- Bedroom 2: 16'2" L x 12'4" W
- Bedroom 3: 15'0" W x 12'4" L
- Hallway and full bath: 31'2 W x 5'8" W (bathroom) or 4'2" W hallway

### **Finished Basement:**

(47'1" Long x 55'0" Wide at its Longest and Widest points)

- Great Room (with fireplace / wood stove): 17'0" L x 35'0" W
- Bedroom 4 (largest): 17'6" L x 14'6" W
- Bedroom 5: 13'4" L x 10'11" W (small room below stairs)
- Bedroom 6: 12'0" W x 14'0" L (includes oil furnace)
- 2 full baths, basement kitchen area incl. utility sink and under stair storage
- 2 very large cinderblock storage closets

### **About the Abram's Creek Lodge House and property:**

(Details / photos at: [www.abramscreek.com](http://www.abramscreek.com))

- This 1978 house includes masonry, stone, and vinyl siding and is built like a fortress. It's present condition is pristine / excellent in all regards (paint / flooring / ceilings / hardware, interior and exterior condition, roof, plumbing, furnace, electrical...).
- nearly 4,000 square feet of living space including a cozy (but huge) finished basement with significant stone work along two walls.
- 4.1 acres of land and 500 feet of water front along Abram's Creek (a small river).
- idyllic setting comparable to Canaan Valley or Deep Creek Lake vacation homes
- Originally non-flood zone designated (have FEMA doc's, but also have flood insurance -- \$388/yr.). The house has never been flooded by the creek since 1978 when it was built, despite several hurricanes raising Abram's Creek's water levels significantly.
- Quiet, off the highway location with only one neighbor (surrounded by forest).
- 6 bedrooms (3 bedrooms on the 2<sup>nd</sup> floor, 3 bedrooms in the finished basement)
- 5 baths (2 full on the 2<sup>nd</sup> floor, 1/2 on the main floor, 1 1/2 in the finished basement).
- Double pane insulated Anderson windows throughout the house
- All metal roof (everywhere).
- 2 stone chimneys + oil furnace chimney all with chimney caps.
- Extensive stone gardens, walk ways, and outdoor water faucets.
- A professionally landscaped stone staircase, water garden, and garden on the chimney side of the house – magnificent.
- 1000 gallon buried oil storage tank.
- Much of the home (all levels) recently painted.

- Ceiling fans in every bedroom and throughout the house.
- Central baseboard heating (hot water) throughout house – oil furnace.

### **Main Floor (First Level)**

- A main floor great room measuring 17'x35' with lots and lots of insulated windows and light. Stone wall pass through for fireplace.
- A huge eat-in kitchen with recently refinished oak cabinets (gorgeous)
- A formal dining room with sliding glass door exit to large wooden deck and separately another door to concrete covered backyard porch
- A formal living room / den on the main floor separate from the great room
- A ½ bath on the main floor
- A main floor washer / dryer alcove room.
- 2 refrigerators on the main floor
- A huge covered front porch
- A beautiful entrance area opening to 2 rooms and a staircase upstairs.

### **Second Level**

- Huge Master Bedroom Suite with separate full bath including his/ hers linen closet, large walk in closet, huge vanity room separate from toilet / shower room. Bedroom includes floor level attic storage from master bedroom. Picturesque triple window overlooking Abram's Creek.
- 2 additional Bedrooms with large closets, each with a window.
- 1 additional full bath at end of second level hallway
- roof attic access through hallway linen closet.

### **Finished Lower Level / Basement**

- A finished basement great room measuring 17'x35'
- a stone wall open fireplace in finished basement
- Extensive fine craftsmanship stone wall work in basement
- A 150,000 BTU on-demand, tankless hot water heater has been installed in the full bathroom.
- A 30,000 BTU propane, supplementary heating system was installed in the basement.
- a free standing wood stove in finished basement – capable of independently heating all 4,000 square feet of the home.
- 3 bedrooms (one large, two medium)
- 2 baths – one huge/ full, one medium/half.
- A kitchen area with utility sink, new refrigerator, and large under the stairs storage / pantry closet for pots / pans...
- A 6 cord wood storage room between two sliding glass doors which exit to the backyard.
- A furnace room which is quite large -- includes an oil furnace tied into a central, circulating baseboard hot water heating system. Converted to a bedroom with a massive closet (6x30').

- 2 huge concrete and cinderblock storage / canning rooms – one is 6'x30', the other is 5' x 20' – one included in furnace room mentioned above.

### **Commercial Kitchen**

- An outdoor commercial kitchen constructed of T-111 and metal roofing was completed summer 2008. The total square footage of the kitchen facility is 500 feet square
- The kitchen flooring consists of 10 cubic yards of concrete.
- The facility includes:
  - 2 propane convection ovens,
  - 2 high capacity propane stoves,
  - massive counter space and storage shelving,
  - 4 refrigerator / freezers outside and 4 more inside of the lodge house,
  - extensive commercial grade cookware incl. pots / pans / utensils...,
  - 3 compartment commercial sink,
  - commercial buffet for serving,
  - commercial vegetable wash (dual sink) basin area,
  - great lighting and extensive gfi outlets...
- The facility is secure with 2 large barn style doors for enter / exit for the buffet line and a winter entrance commercial metal door along one side.
- Actually, the kitchen appliances, implements and all contents in the building will NOT convey. Propane conduits / piping, electrical wiring, water / plumbing will convey and remain for a future kitchen or storage shed.

### **Outside**

- Extraordinary front and back covered porches
- A large wooden deck off of the formal dining room.
- An oversized, clean 2 car garage with new pristine concrete floor
- Extraordinary tongue and groove pressure treated wood stair case leading to backyard
- The house is on septic with 1000 ft<sup>2</sup> of septic capacity.
- The house is on well water (free) with a “PASS” during home inspection.
- A 1000 gallon buried oil tank (front yard) feeds a furnace with central, circulating baseboard hot water heating
- A whole house heavy duty water filtration system is installed for the well water (high capacity).
- Concrete pad site on property that once housed a mobile home – includes full hook-ups including well water, separately metered electric, phone line, and septic hook up. Pad is at least 60 feet long, 20 feet wide, 8” deep (concrete).
- Added an 8x8.5x40 foot steel storage cargo building to the above mentioned pad site that formerly housed a mobile home. Pad site has full hook-ups including water, electric, phone, septic. Currently functions as a men’s and women’s shower house for the campground. Total investment: \$12,000 – value -- \$25,000.

The shower house will NOT convey with the Lodge House – it belongs to the Campground.

This home is not typical for the area. It is an extraordinary vacation home (B&B quality) sitting on an extraordinary large stream / small river (Abram's Creek). It's appeal lies not with locals, but with wealthier D.C. and Baltimore vacation folks that build / buy \$500,000 to \$2,000,000 homes in the Deep Creek Lake, MD and Canaan Valley, WV areas (both only 30 miles away). The home also rests just 7 miles from an exit ramp to new Corridor-H Super Highway, with this on-ramp scheduled to open around 2010. Real estate near the proposed entrance ramp has already gone up, in some cases, 6 fold per acre (600%). The home is 10 miles to heated Mt. Storm Thermal Lake.

Nationwide insurance, my previous home owner's insurance provider, estimated rebuild cost of the home alone at \$400,000 and possibly higher. That doesn't include land / waterfront value.

In any appraisals performed for this home, **significant waterfront acreage** must be accounted for (this is no small creek). It is also okay to use much larger homes and appraise down as opposed to using much smaller homes and appraising up. This is a custom built home made with vast amounts of stone masonry craftsmanship. It is not a pre-fab box home made in a warehouse and should not be compared to such homes in the 2,000 square feet range – they are not comparable.

Since purchase of the house back in August, 2006, the following additions / upgrades have been added:

**Upgrades since I purchased the home:**

1. A 500 square foot, fully furnished, fully functional commercial kitchen was added on the back side of the house at a total cost (excl. labor) of around \$15,000.
2. Addition of a 5<sup>th</sup> bathroom in the finished basement – includes sink & toilet.
3. Near completion of a previously started full bathroom in the basement (4<sup>th</sup>) – only drywall remains – sink / shower / toilet operational
4. Addition of a 5<sup>th</sup> & 6<sup>th</sup> bedroom in the finished basement.
5. Addition of many doors / doorframes and locks in the basement and new locks elsewhere throughout the house
6. Dry wall added to furnace room walls to cover over exposed 2x4's
7. keyless entry deadbolt locks installed for front door and garage and owner's bedroom / closet in finished basement.
8. backyard stairs were replaced with treated lumber, tongue and groove, super sturdy design along with deep footers in concrete and support beams
9. Installation of an ADT monitored security system with motion detectors, glass break, contact, smoke and carbon monoxide detection systems
10. Installation of HughesNet High Speed Satellite internet into the house
11. Installation of Dish TV satellite internet into the house
12. All exposed concrete basement floors painted with concrete paint

13. all exposed concrete / cinderblock walls in basement painted with concrete paint
14. Backyard covered porch rails replaced with treated lumber
15. Basement bathrooms (both) linoleum floor tiles installed
16. Painting of all basement walls, all doors and door trim (no small task)
17. Addition of basement utility sink with hot/cold / drain
18. Chimney cleaning of all 3 chimneys including furnace flu and steel chimney caps added to all 3 chimneys.
19. Back yard landscaping and clearing of excess plant debris around stream
20. Complete and total painting (with drylock) of inside of 2 large concrete / cinderblock storage closets in basement (one 6'x30', one 5'x20')
21. a 30 foot main plumbing line to septic holding tank in the backyard was replaced
22. Things such as a porch swing were installed, dusk to dawn sensors on 10 outdoor spotlights, additional security lighting.
23. A \$5,000 ADT video security system was installed and is fully operational – protects all sides of the Lodge House.
24. A huge amount of junk removal from the former owners happened in the first month of my ownership. Much taken to junk yard and/or burned.
25. Extensive gardens and stone walkways added to the backyard.
26. Professionally landscaped stone staircase and aquatic garden added on one side.

I truly believe that this home could be advertised in the Washington DC area and easily get \$400,000 to \$500,000+, especially with the impressive photos of Abram's Creek shown on the Abram's Creek website. I do admit that comp's for such a home are very difficult to come by and one must include a 10 to 30 mile radius to even come close to finding a comp. on the same scale, size, and setting of this home.

Thanks for your time and consideration.

Vince Lombardi