

**DIRECTIONS TO INDIAN LAKE**

♦ **FROM PITTSBURGH AND WEST**

PA Turnpike to exit 10 in Somerset. Follow signs to 31 East straight thru 2 traffic lights. (This is a mini bypass around Somerset). At 3rd light, get into left lane, turn left over RR tracks onto 31 EAST. Continue 2.5 miles past Bonanza (bear left at Y), past State Police and State Hospital and road to VOTEC on left. Crest hill past Votec turnoff and look for sign on right pointing to road on LEFT--says: Shanksville 6 miles. Go left on this Township road to Stop sign in Shanksville, 6 mls. At stop sign make left over bridge, then 2nd right. (There are signs to Indian Lake and Lake Stonycreek.) Continue 2.5 miles. You will see Lake Stonycreek on right and cross a small causeway taking the overflow from Indian Lake to Stonycreek. Indian Lake Dam is to your left. Immediately past that is one of Indian Lake's main roads: South Shore Trail. Make a left on S. Shore, go past the Boro Building on your right. Our main office is on the left, at the top of the hill in the rustic pavilion. We also have a branch office at the Indian Lake Marina a block away.

If no one is at the office, use the phone on the porch, HOT LINE, to call an agent or the Marina Office and make yourselves comfortable until we get there--about ten minutes. There are maps and local information packs in the box under the window. (We're open Fri, Sat, Sun, Mon & Hols, 11--5, April to October--anytime by appointment or call from office. The Marina Office is open daily April to October.)

Estimated time from Pittsburgh, 1.5 hours.

*You can also reach the Lake by following 281 E. to R-30 then E on 30; or if you miss the Shanksville cut-off, continue E. on 31 until you intersect with Rt 160. Make a left, go 7 miles to entrance--this is the long way!*

♦ **FROM BEDFORD, ROUTE 30, HARRISBURG & TURNPIKE EAST**

Take the Pennsylvania Turnpike to EXIT 11 at Bedford. Follow signs to Rt 30 West and Greensburg. You will be on the 220 expressway (towards Rt. 30 & Cumberland) for 2 mls but unfortunately, have to exit again. It's about 10 miles to a traffic light at Shellsburg, then Rt 30 climbs steeply up Long Mountain to the Allegheny Plateau. The next traffic light, about 9 miles, is Reels Corners.

Estimated time from Harrisburg: 2.5 hrs, from Bedford: 20 min.

♦ **FROM REELS CORNERS**

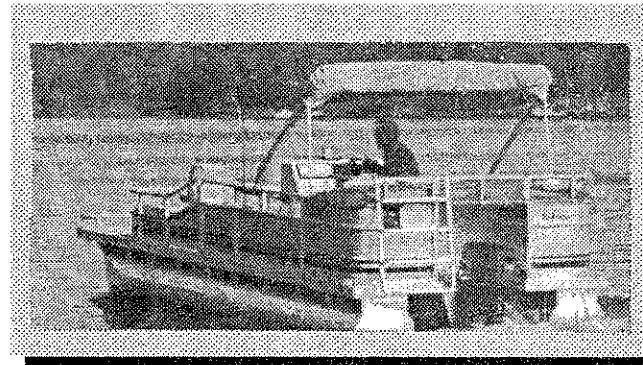
Make a left onto Rt. 160 at the BLINKING YELLOW LIGHT (if you were coming from Bedford headed west on 30, if heading east make a right). Go 1.5 miles SOUTH on Rt. 160. To the right is a stone Marquis with a Thunderbird--this is the main entrance to Indian Lake. Turn in and at the Y make a left. Follow the signs to the Boro Building and the Marina, about 3 mls. You will wind around the Main Lodge and the public golf course. Our main office is on the right in a rustic pavilion past the Marina which houses our branch office. If no one is at either place, use the phone on the porch, HOT LINE, to reach us or the Marina and make yourselves comfortable until we get there--about 10 mins. There are maps and information in the box under the window.

♦ **FROM LIGONIER, JOHNSTOWN, RT 30 WEST**

12 miles East past Stoystown on Rt 30 to REELS CORNERS. See above.

♦ **FROM WASHINGTON, BALTIMORE & POINTS SOUTH**

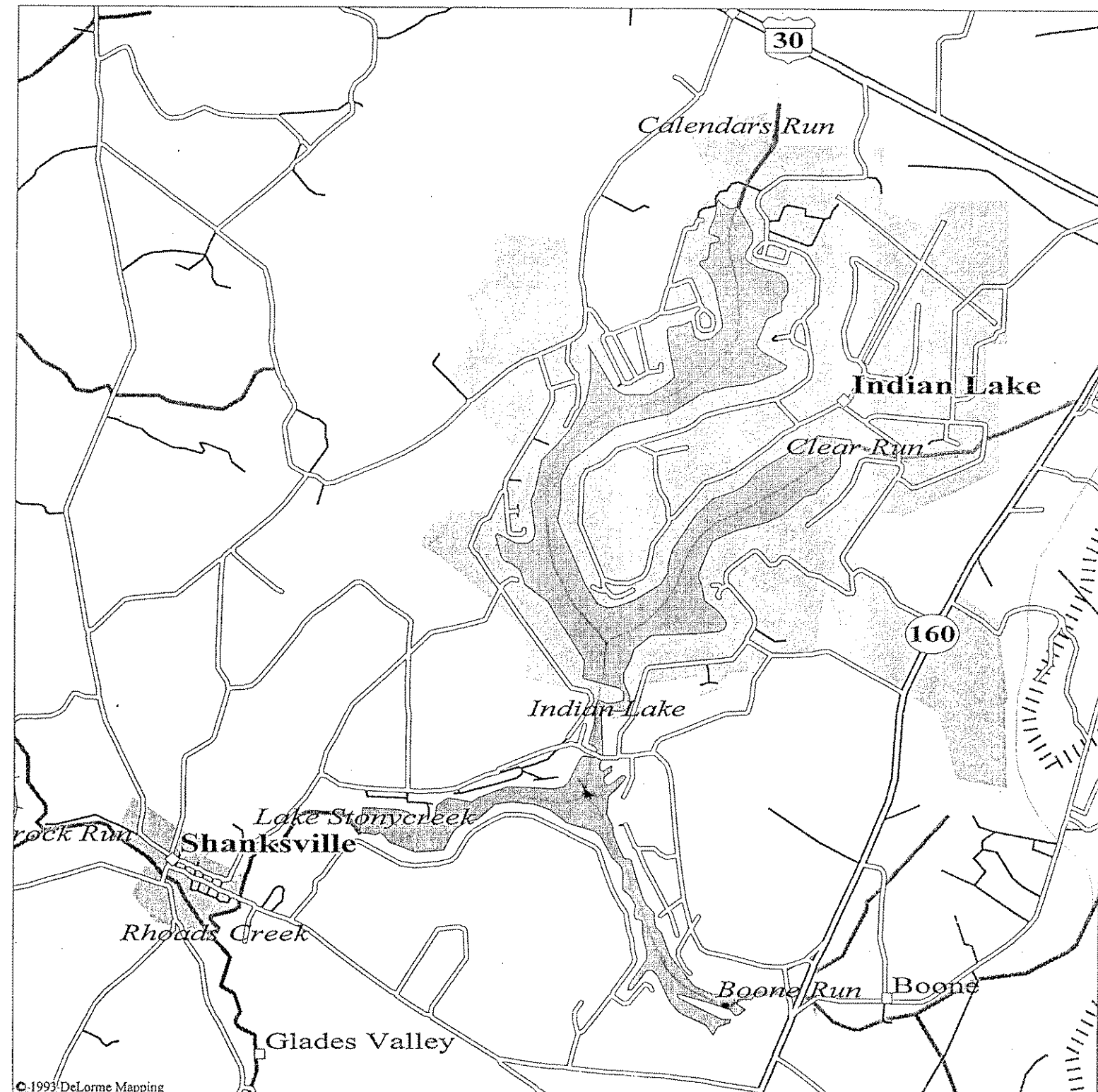
495 around DC to 270 to I-70 to Breezewood. Rt 30 West past Bedford (do not take Business 30 into Bedford), 30 mls to Reels Corners. See directions from BEDFORD & from REELS CORNERS. Estimated time from 495 junction with 270 in DC: 2.15 min



**WE SHOW BY BOAT**

*This information pack is produced at the sole expense of Indian Lake Realty as a public service and promotional activity. If you would like to be on the mailing list for our bi-monthly newsletter, give us a call today: 814-754-4224*

**Map of Indian Lake and Lake Stonycreek**



**INDIAN LAKE IS BEST KEPT SECRET**

The following was taken from a '90 article by Kirk Swauger, *Johnstown Tribune Democrat*, updated 9-95

INDIAN LAKE -- The postcard pretty town nestled in the Somerset County countryside surrounding Indian Lake is a relaxing, recreational dream. It is magnetic: shadowed roads, modern-design homes and cottages, boating, water skiing, golfing and an at-home friendliness.

In the words of longtime resident, Lois Donaldson: "Its the best kept secret in western Pennsylvania."

Indian Lake, population 304, shatters the small-town stereotype. How many towns this size have not commercial businesses, no main street to speak of, two eighteen hole golf courses, a 736 acre lake and an airport?

Indian Lake Boro was incorporated in 1966, four years after the lake was created. It had 535 homes dotting the landscape, although only about 175 are occupied year-round. The others are seasonal, owned by part time residents

The town lines the shores of Indian Lake, a horseshoe-shaped, man-made body. The lake, rather than the narrow,

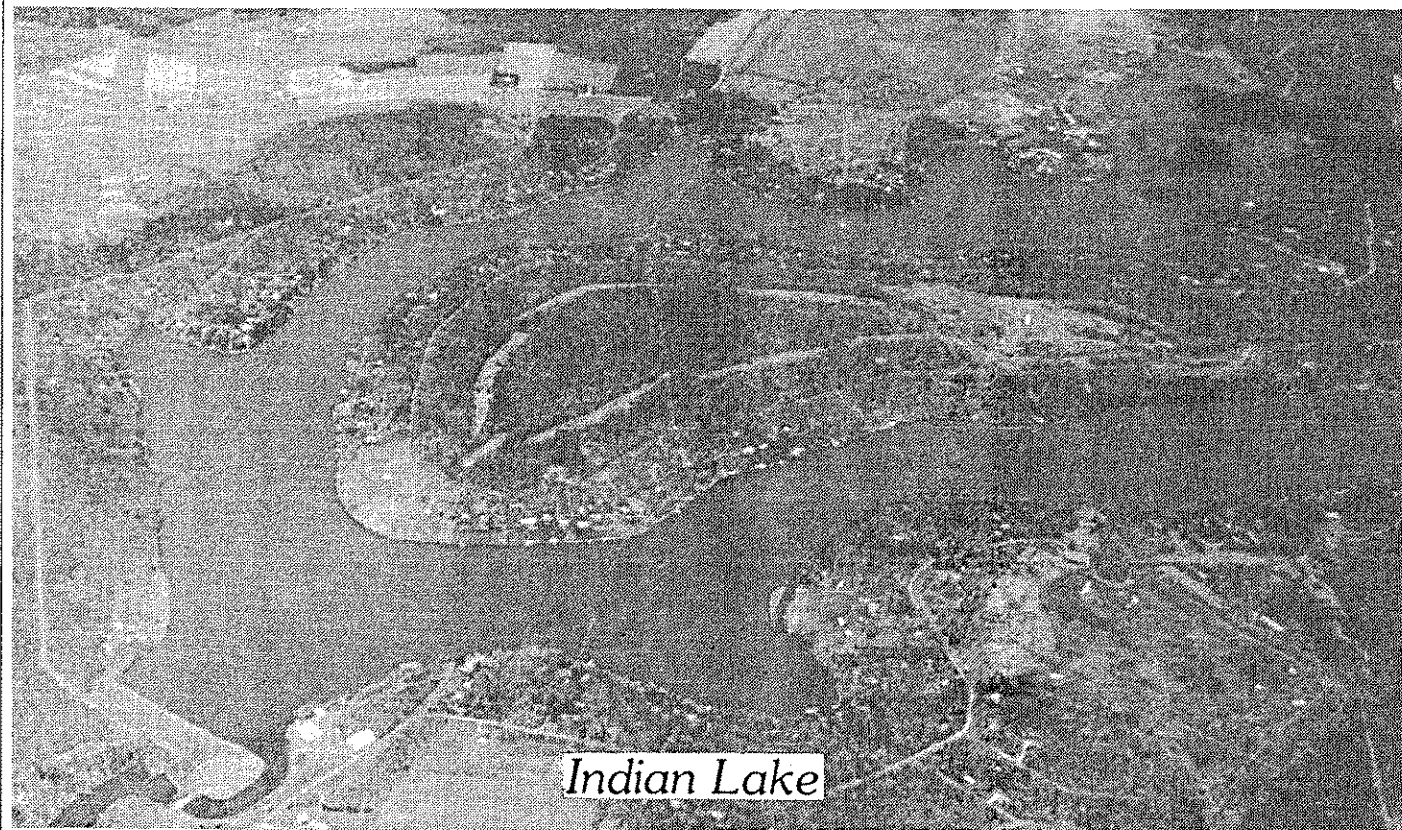
winding Peninsula Drive, seems to be the Main Street of the community.

Scott Swank, president of the Indian Lake Marina, said there are about 700 boats on the lake. The lake offers a variety of pleasures: fishing, boating, water-skiing.

During a pontoon boat ride on the lake one morning last week, fishermen cast from docks and a sunbather read a book while her boat drifted.

The Indian Lake Boro manager told of the beautiful July 4 celebration, when fireworks are set off from the breast of the dam, and 300 boats gather silently in the lake, their driving lights reflected in the dark waters. "It's one of the most beautiful displays I've ever seen."

"The lake's a meeting place," Swank said. "It brings everybody together. Everybody is in the same lane of traffic. It's a gateway, a place to let your hair down and enjoy yourself. Fun in the sun."



Indian Lake

**THE WAY IT IS AT INDIAN LAKE**

**BOATING:** In 1994 a total of 853 boat licenses were issued: 333 power boats, 199 pontoons, 51 jet skis, 28 sailboats, and 242 others (canoes, rafts, paddleboats etc.)

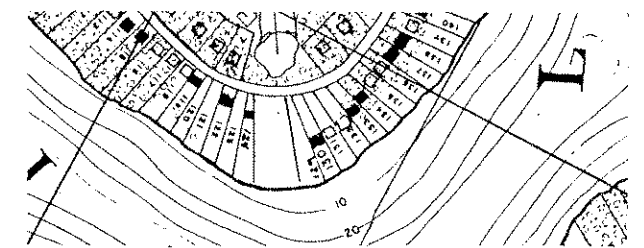
How many boats are on the 750 acre lake at one time is a matter of speculation--there have been no official surveys. Educated guesses say about 150 at peak times (July 4th or Labor Day, between 2 and 5 pm.) Average number of boats on the lake during the summer at other times is 12 to 14, with high of perhaps 40 on hot July week-ends.

If you're fond of statistics, this adds up to 1.7 boats, (one power, not quite one rowboat or whatever) per household. It also means that only one out of every 3.3 families has 1 boat on the water on the 4th of July at 3 pm, 1 out of 12 summer week-ends and only 1 out of 40 during July and August. After Labor Day it's a good idea to have a spare gas tank along, as it could be a long wait for a tow.

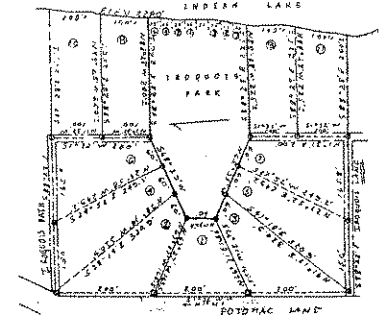
**Indian Lake Realty is multiple-listing, computerized Real Estate Company serving Indian Lake exclusively.** Properties listed with our office are immediately fed into our computer and made available to all MLS offices in the area. We also provide daily updates of all real estate activities, listing, sales, reductions, a bi-monthly newsletter, an information pack and maps of the lake. There is **HOT LINE** on the porch outside our **Lake office pavilion**, and a **branch office at the Marina**. Just dial 2#, 3# or 4# for a direct connection to an Indian Lake agent. The Lake office is open Friday, Saturday, Sunday, Monday and holidays, 11 to 5, from April to October. The Marina office is open daily in season. Our phones are manned 365 days a year, so don't hesitate to call:

- Indian Lake Realty, Lake** 814-754-4224
- Indian Lake Realty, Marina** 814-754-4774
- FAX** 814-754-5299
- BJ Mountford res.** 814-754-4493
- Linnette Mountford res.** 814-754-4493
- Joyce Morse res.** 814-754-5877
- Scott Swank Marina** 814-754-4774
- Carol Delasko res.** 814-754-5410
- Randy Musser office** 814-754-8477
- Fran Slingluff res.** 814-754-5738

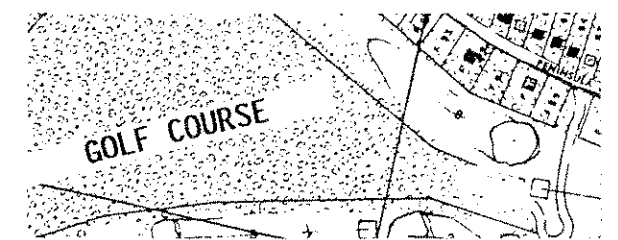
**THE REAL ESTATE:** Most homes at Indian lake are over 25 years old, rustic in nature and intended for year-round recreational use. Waterfront lots are scarce, as are building lots in general. Since 1989, the lake has seen a steady appreciation in values. Prices for homes range from \$60,000 to over \$500,000. There are various options to choose from as follows:



**LAKEFRONT** properties have 100' on the lake and extend back to the road a minimum of 250', often more.



**PARK LOTS** are clustered around a common park area, each with a half-acre lot, 1/8 share in the park and a 25' designated waterfront for a private dock.



**FAIRWAY LOTS:** 1 half-acre minimum on the Arnold Palmer Golf Course. No direct lake frontage, but all Indian Lake property owners have full rights to the use of the lake and boating licenses. They may rent slips from the Marina or use the boat ramp. There are also **AIRPARK LOTS** and **SECLUDED LOTS** with 2+ acres.

**WENATCHEE LOTS:** some off-lake properties in the vicinity of the Main Lodge have 9' docking areas on Wenatchee Park.

**NOTICE:** Unless agreed otherwise in writing, Indian Lake Realtors are agents for the **SELLER**.

