

## Guest Areas:

4 guest rooms each w/ private bath  
Lobby, Living Room, Dining Room + upstairs lounge  
Upper & Lower Porches + Guest Garden

Private innkeeping quarters with \*owners garden back of property for separation from guests \*could be used as event space if preferred

Turn Key Sale : Fully Furnished \*a few family pieces do not convey  
Furnishings sourced from: Pottery Barn, Lee Industries, West Elm, Williams Sonoma, Comphy Spa Brand Linens, Art and more

Kitchen Appliances all purchased within the past 5 years  
European Range (6 gas burners, 2 electric ovens)  
Large Capacity Fridge by Bosch w/ice maker & water  
Dishwasher by Bosch with sanitize mode for commercial use  
Custom Kitchen Cabinets by Currier Custom Cabinetry  
Commercial Grade Hood Vent (7/25)  
3 Commercial Grade Food Warming Lamps  
Commercial grade knives, Allclad pots/skillets & Wolf small appliances

## Within 6 years or less:

HVAC w/ Merv purification blue light system  
(eliminates 99.9% allergens & bacteria)  
Hot Water Heater 80gallon

Split Unit in Owners Quarters just replaced (9/25)  
Crawl Space Encapsulated and Insulated (1/25)  
Owners Quarters Hardwood Floors installed (6/24)  
Owners Quarters Bathroom remodel (3/25)

,Attic Fan installed (7/25)  
New roof (2020)  
House repainted (6/25)  
Nightscaping through out property, including berm  
2 off street parking spots + private driveway