

Captain's House Inn

Chatham, Cape Cod, MA



**Offered for Sale by Cape Cod Village Realty
InnAdvisors—Innkeeping Specialists since 1992
www.ccvre.com - email: inns@ccvre.com**

Price: \$2,999,000

For details call Carol or Tom at 508-237-1617

Captain's House Inn

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Price:	\$2,999,000
Address:	369 Old Harbor Rd Chatham, Cape Cod, MA 02633
Business Licenses and designations:	Innholders License, AAA Four Diamond
Staff	Well trained staff in place
Land Description:	1.43 acre landscaped lot, mature trees
Buildings and grounds	Circa 1839, 6507 square foot elegant main Inn, large "cottage" and original converted stables. Ample guest parking, formal gardens, croquet lawn.
Guest Rooms	16 king and queen guest rooms with up dated en suite baths located in three buildings. Large lovely guest common rooms for gathering and dining inside and out.
Zoning:	R40
Real Estate Taxes:	\$12,274 per year (2019)
Construction:	Wood frame concrete foundations
HVAC	Natural gas, heat. Central and fixed wall A/C with guests controlled temperature
Water and Sewer:	Town water, Title V Septic Systems

Business financials available with a signed confidentiality agreement

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Location

Chatham is located in the elbow of the Cape on Pleasant Bay and Nantucket Sound. A deep water marina, world class sandy beaches and quaint upscale historic village that attracts visitors in every season with shops, galleries and fun and fine dining.

Market Position

This AAA Four Diamond property is recognized as a premier lodging option with a well established clientele. It is well positioned in social media and financially successful. There are over 200 Inns on Cape Cod that make up the majority of available guest rooms for visitors from around the US and the many international visitors the Cape hosts every year.

Market Potential

National and international experience based travel is a growing trend and Cape Cod is well marketed by both the Massachusetts Office of Travel and Tourism and the Cape Cod Chamber of Commerce as a unique travel experience.

Travel and tourism are the major economic engines of this historically important and environmentally significant natural setting. The Cape Cod National Seashore , Woods Hole Oceanographic Institute and Stellwagon Bank Marine Preserve bring visitors from all over the world to enjoy whale watching, surfing, kayaking, sailing and miles of pristine white sand dunes and beaches.

Live theater, music and art are a primary attraction for both residents and visitors with year round venues and world class performances. Hundreds of galleries and antique shops dot the main streets and back roads for visitors to discover and explore.

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Property Walk Through

Enter the property through the white gate and follow the red brick drive to guest parking in the rear. The three Inn buildings are surrounded by mature trees, lawns and manicured gardens. Enter the main inn guest entrance facing the drive. Turn right into the guest lounge, the library to the right and the dining room straight ahead. From the dining room you can enjoy one of the gardens that features a fountain. The gift shop, kitchen and office are also on the main floor. Back in the main entrance hall there is a first floor guest room entrance and the stairway to two large suites and another guest room. From the main entrance go out to the brick drive, turn left and walk to the Garden guest room's private entrance. There is a partial basement under the main Inn building that houses the buildings heating system and limited storage.

The stable building shares a common wall with the Main Inn's Garden room. Enter the five stable guest rooms found on two floors from the two entrances at the end of the stable building. The stable is adjacent to the formally designed herb garden and near guest parking..

Across the brick drive from the main inn and stables is the "cottage" which houses four large guest rooms on the first floor and two large suites on the second floor. The cottage's front entrance and three of its guest rooms face the croquet lawn. Guest parking is found near the other end of the building. The cottage buildings basement houses the commercial laundry and additional storage.

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For more pictures go to the Inn's site at www.captainshouseinn.com

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For sales "inn"formation contact:

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