

Hideaway Suites Rhinebeck, New York



**Offered for Sale by
InnAdvisors**

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Price: \$969,000

Hideaway Suites Rhinebeck, New York

Price:	\$998,000.00
Address:	439 Lake Drive Rhinebeck, New York 12572
Business Licenses:	Bed and Breakfast
Property Description:	6 acres lot, mature trees 5040 square foot purpose built B&B Sunny dining with "tree house" woodland view ample parking, 5 spacious guest suites Fireplaces, king beds, spa baths
Owners Quarters	private living room, bedroom and bath
Zoning:	Residential, approved use
Real Estate Taxes:	\$19,500.00 per year
Construction:	Wood frame, poured concrete basement Expansion potential
HVAC	oil, propane gas fireplaces. fixed wall A/C
Water and Sewer	Well water, private septic system

Business financials available with a signed confidentiality agreement

Hideaway Suites

Location

Rhinebeck is one of the jewels of Dutchess County with its rolling wooded hills, village shops and galleries and chef owned fine dining. Artisans and local farmers offer their wares at local country fairs and farmers markets. The inn is located near a number of prominent educational institutions and historic sites such as Bard College, the Omega Institute, Vanderbilt, FDR Presidential Library and Museum, and the Culinary Institute of America. A short drive from the beautiful Walkway Over the Hudson.

Market Position

The Inn has an established clientele who have found their Hideaway visits a respite from city life. The inns easy proximity to major cities makes it a perfect getaway.

Market Potential

The potential here is to grow the year round business by partnering with educational and arts institutions to offer a special venue for their guests, speakers, exhibitors and customers. A special purpose built property like Hideaway has the advantage of all the modern amenities and this perfect location for pursuing wellness, mindfulness and enjoying a bit of country life. With a large close by demographic of millennial and genX city dwellers Innkeepers only have to create the experience that brings them to Rhinebeck for a stay. Once here they will return and recommend this lovely property.

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Property Walk Through

Enter the tree lined drive and park in one of the assigned spaces in front of the property. Enter the main hall. Go left into the guest gathering room. High top tables provide a perfect tree top view of the surrounding woods in all seasons. The coffee and tea bar is open 24 hours a day for guest use.

Back in the main hall there is a guest half bath and the b&b kitchen where breakfast and refreshments are prepared. The private owners quarters are located on the main floor. Guest rooms are on the main floor and garden levels, spacious private and tucked away with spa like tile baths, soaking tubs, fireplaces and woodland views. Suites have large living rooms and bedrooms some with private decks or patios.

There is a full basement as well that could be finished as owners space or for other uses.

Hideaway Suites

Guest Rooms



Hideaway Suites

Owners Suite



Hideaway Suites



**Offered this season at
\$969,000**

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