

FOR SALE | Duck Smith House Bed and Breakfast



OFFERING SUMMARY

Sale Price:	\$645,000
Building Size:	3,179 SF
Available SF:	
Lot Size:	3.12 Acres
Number of Rooms:	4
Price / SF:	\$202.89
Cap Rate:	12.60%
NOI:	\$81,275
Year Built:	1914
Renovated:	2005
Zoning:	COMM

PROPERTY OVERVIEW

Beautiful 1914 Farmhouse converted into profitable B&B. Hardwoods & Bead Board throughout. The house has 4BR's, each w/its own bath. Main level has 1 BR, 1/2 BA, LR, DR, KITCH, breakfast area, and laundry. Upstairs has 3 BR, 3 BA, Flex Room (office/storage/coffee station), linens & hall sitting area. 4 out buildings are on the property. 3 of them are connected via a wood deck & are currently used for storage, & could be converted into artist studios, pottery workshops, gift shops, or event space. One of the buildings is a children's play house, and the other is the original tobacco barn. Current owner's quarters is a 1BR, 1BA house w/a new kitchen & large pantry, new flooring and fresh paint throughout. 2nd floor loft could be used as 2nd BR, office or bonus living space. The house could also be used to generate additional income. The elegant grounds are perfect for special events, festivals, weddings, & corporate gatherings. The possibilities are endless for the creative entrepreneur.

PROPERTY HIGHLIGHTS

- Built in 1914
- Bed and Breakfast for 25 years
- Renovation in 2005
- Four guest suites with bath
- Newly renovated 1bed/1bath house on property
- Seagrove is the pottery capital of the US

Scott Linderer

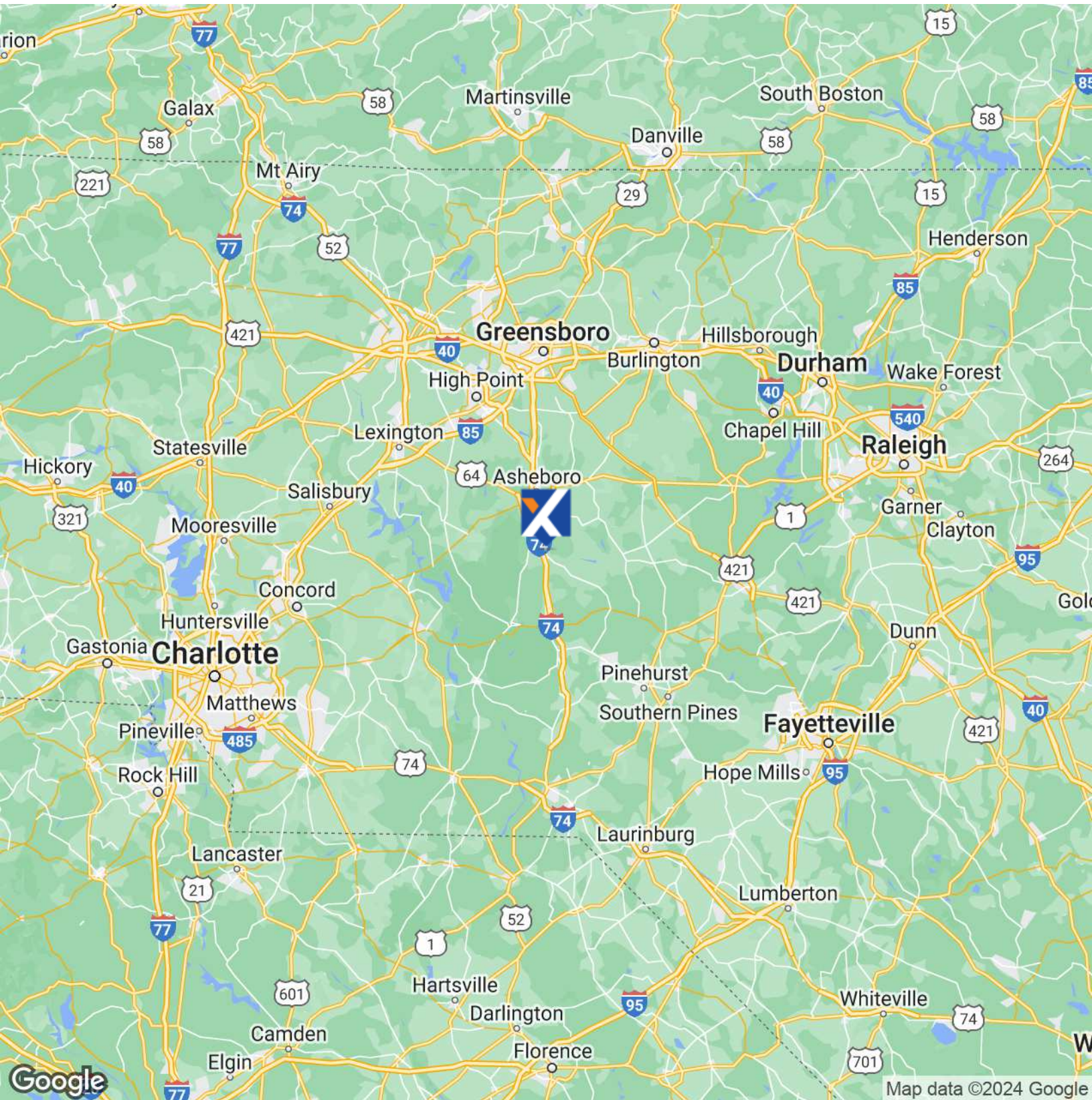
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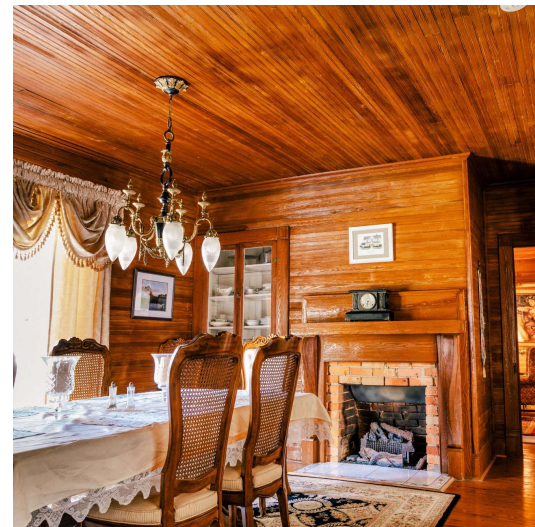
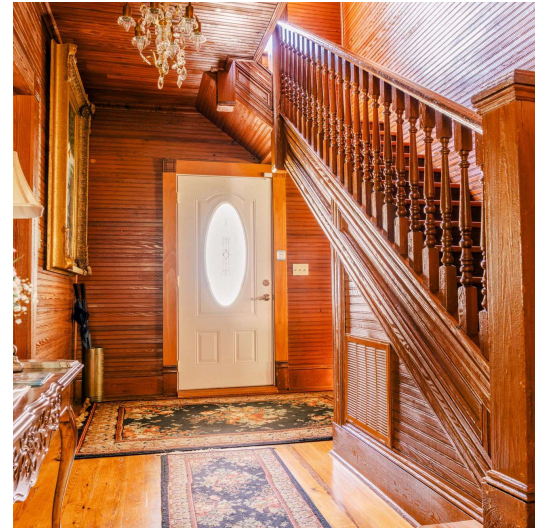
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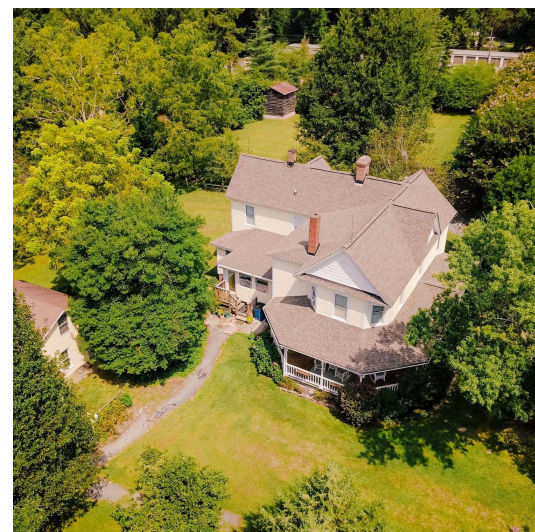
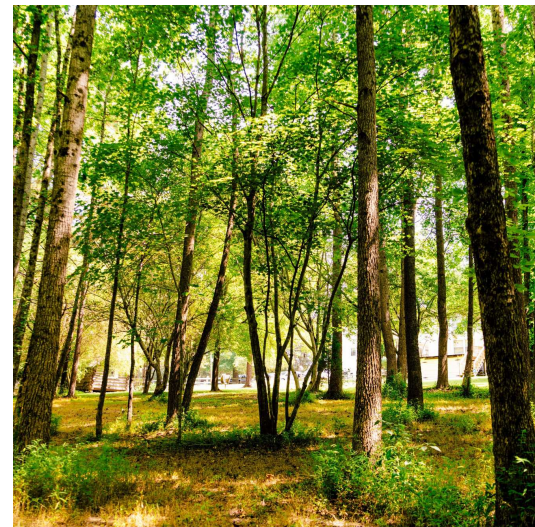
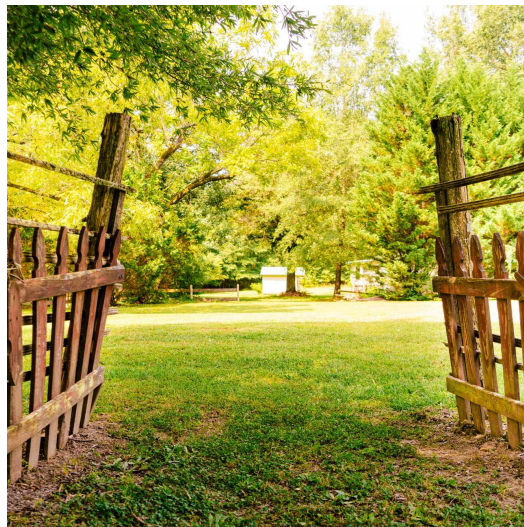
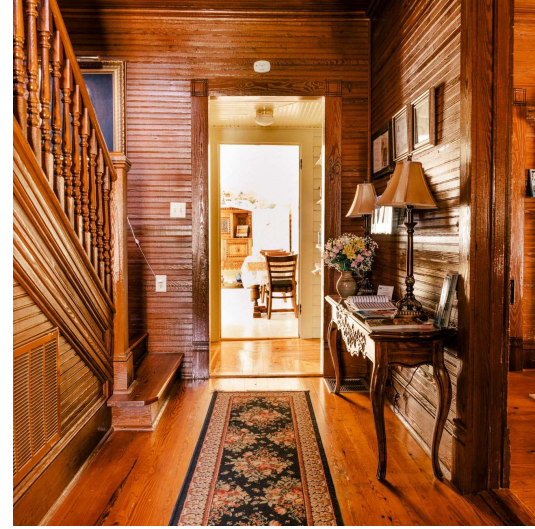
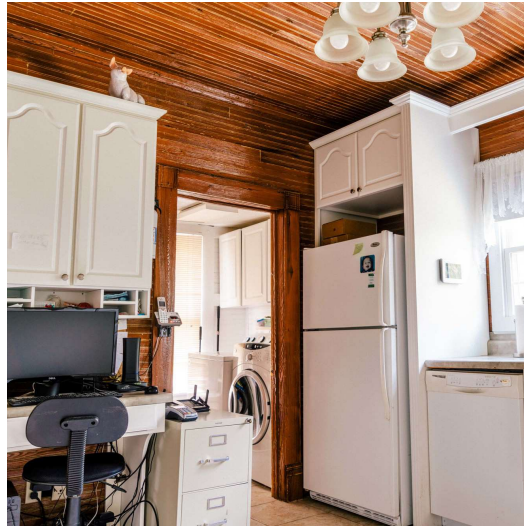
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BRIDGING THE GAP BETWEEN REAL ESTATE AND FINANCE

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