

AVAILABLE FOR ACQUISITION

Kingfield, Maine



KELLER WILLIAMS REALTY

Exclusively Listed at \$1,100,000

THE OFFERING

Located in the quaint town of Kingfield, Maine, near the ski resort of Sugarloaf, the historic Inn on Winter's Hill is comprised of 20 beautiful guest rooms, each filled with modern amenities. Proudly recognized in the National Register of Historic Places, the elegant Georgian Colonial Revival mansion (formerly the residence of Amos Winter) has been beautifully and tactfully transformed into a cozy and romantic lodging and dining facility. The renovated barn offers contemporary accommodations, while the main house contains authentically preserved sleeping quarters with Victorian furnishings and pressed tin ceilings.

Well-maintained over the years, the inn provides a new owner the opportunity to focus on marketing and increasing the number of weddings/events while enjoying the wonderful lifestyle of running their own business.

Amenities include a 40-seat dining room, lounge and bar area, and a spacious two-bedroom owner/manager's quarters. Situated on 7+ acres with wonderful mountain views, guests enjoy bocce ball, fly fishing and swimming in the West Branch of the Carrabassett River, relaxing for a picnic amidst the apple orchard, and snowmobiling directly from the property to miles of trails during the winter months.

HIGHLIGHTS

- ❖ 20 elegant and comfortable guestrooms
- ❖ 40-seat dining room
- ❖ Inviting lounge and bar area in the lobby
- ❖ 2-bedroom owner's quarters
- ❖ 7.73 +/- acres of peaceful grounds



- **Location Proximate to Demand Generators.**

The Inn on Winter's Hill is located along the gateway to Carrabassett Valley's Sugarloaf Mountain, one of the largest ski areas in New England. During the warmer months, the area has numerous mountain bike trails, great fly fishing on the Carrabassett River, and the popular Sugarloaf Golf Club – a top 5 ranked golf course in the state of Maine – making it a year-round destination for a peaceful getaway.

- **Value-Add Opportunity with Increased Marketing**

Listed on the National Register of Historic Places, the romantic inn is full of charm and the well-landscaped grounds are ideal for weddings and events. There is a value enhancement opportunity for a new owner to expand and/or create a new marketing campaign to increase both room occupancy and on-site events, such as weddings and corporate retreats.

- **Potential Further Development Opportunity**

With over 7 acres of land, there may be potential for further development with town approval – such as a wedding barn or an enlarged outdoor patio for cocktail hours and outdoor lounging. The adjacent lot is included in the sale and would be a great location to build a home used as a rental for larger groups, or as a personal residence for an owner to create separation from the inn.

- **Attractive New England Lifestyle**

The property has been well-maintained allowing a new owner the ideal opportunity to enjoy the freedom and lifestyle of operating their own charming and historic New England inn.



PROPERTY DATA

Location: 33 Winter Hill Street
Kingfield, Maine 04947

County: Franklin

LAND DESCRIPTION

Area: 7.73 +/- acres

Zoning: Growth District

Assessor's Parcel Number(s): Map 015, Lot 008 and Lot 009

IMPROVEMENTS

Year Built and Renovated: 1895 (Main House) and 1978 (Inn addition/renovation)

Property Type: Lodging and Dining Facility

Building Area: 14,391 +/- square feet

Guestrooms: 20 Guestrooms and Suites

Amenities: 40-seat restaurant; bar and lounge area; indoor pool (in need or repairs); Bocce court; Apple orchard; 6+ acres for outdoor events

Construction: Wood Frame

Water & Sewer: Municipal

Parking Spaces: 20+ (paved surface)



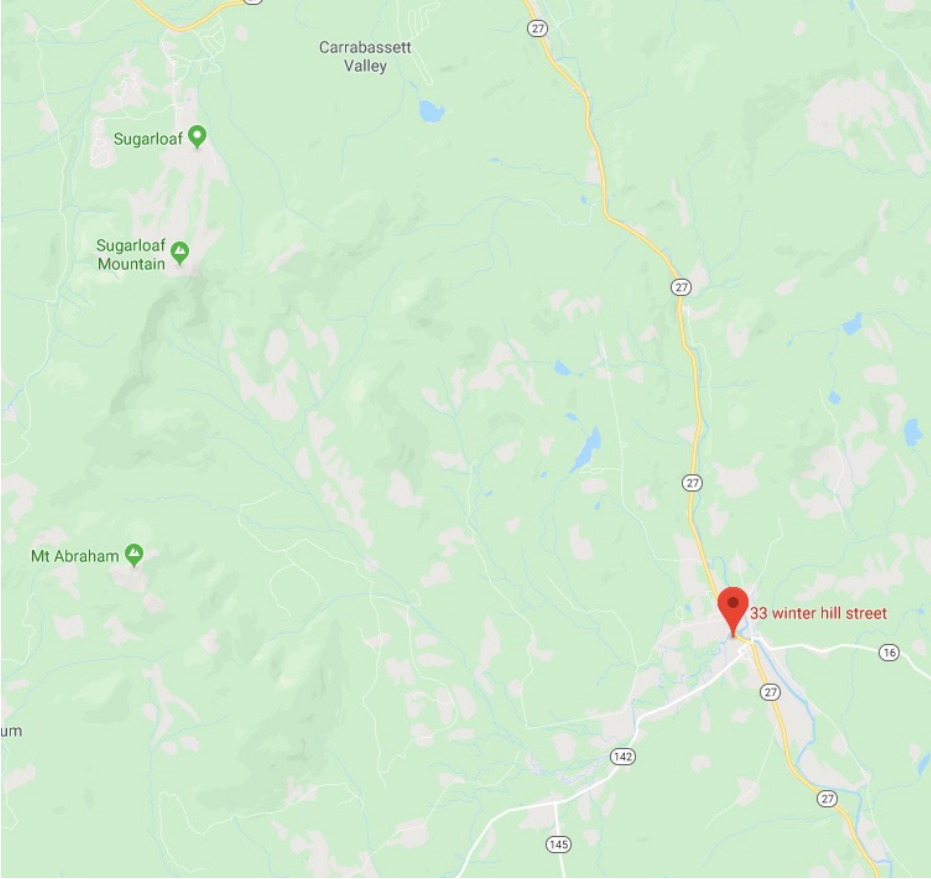
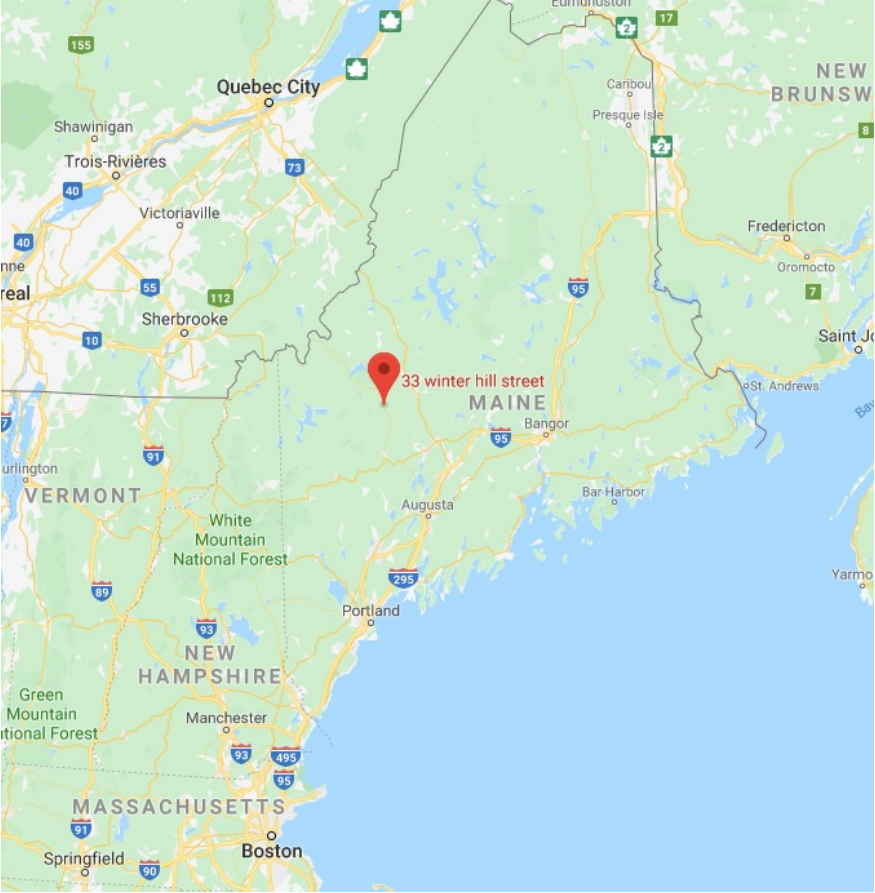

THE INN ON
WINTER'S HILL
KINGFIELD, MAINE







PROPERTY MAP





015-020

ME 16; ME 27

015-019

015-008

015-009

015-010

015-027

ME 16; ME 27

015-034

015-018

015-028

015-030

015-032

ME 16

015-045

015-046

015-047

015-050-01

015-007

015-011

015-012

015-016

015-015

015-061

015-059

015-048

015-049-1

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Kingfield, ME



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