



389 Washington Ave Kingston NY 12401 - (845) 201-1111

[www.BerardiRealty.com](http://www.BerardiRealty.com)

## **1. Interior Improvements**

### ***Custom Bistro Booths & Seating***

- Custom-built by a professional fabrication company using top-tier materials
- Divided with elegant glass panels for privacy and style
- Total seating capacity: 75 guests

### ***Private Backroom Dining Area***

- Spacious event-ready room with high ceilings and its own bar
- Total seating: 99 guests
- Ideal for private parties, special occasions, or overflow dining

### ***Complete Interior Renovation***

- Entire space professionally repainted
- Installed subway tile, large decorative mirrors, and accent wall art
- Reconfigured for improved comfort, visibility, and guest flow

### ***New Beer System Installation***

- High-end Bistro Tower with 8–10 draft lines
- Complete upgrade to the beer line system and engine for high performance

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## **2. Rooftop Transformation**

### ***Structural & Design Upgrades***

- New rooftop deck professionally installed
- Spacious area ideal for events, parties, and outdoor dining
- Weatherproofing seal installed with a 10-year warranty
- Ambient and functional lighting added for nighttime dining and visibility

### ***Outdoor Seating & Entertainment***

- Rooftop seating capacity: 50–60 guests
- Tables, benches with integrated lighting, and large umbrellas for shade
- Professional-grade outdoor heating system
  - Estimated value: \$20,000



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- Designed for year-round comfort

#### ***Outdoor Bar & Beverage System***

- Full draft beer system with 1 integrated draft tower
- 2 outdoor refrigerators (each fits 4 half-kegs and glassware)
- Fully functional bar setup ready to serve 100–150 guests

#### ***Guest Facilities***

- Full rooftop restroom added for convenience
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### **3. Kitchen Equipment Upgrades**

#### ***Cold Line & Refrigeration***

- Lowboy 3-Door Refrigerator – grill station (new, 2025)
- Lowboy 2-Door Refrigerator – salad station (new, 2025)
- 2-Door Refrigerator – pasta station (2022), includes additional lowboy
- 3 Freezers – 1 upright, 2 mixed-size (good condition)
- Scotsman Prodigy Plus Ice Maker – largest capacity model for high volume use

#### ***Cooking Line Enhancements***

- Convection Oven (4 Doors) – new 2025 | \$2,500 | Excellent condition
- 6-Burner Range with Oven – Southbend | new 2025
- 10-Burner Range with 2 Ovens – purchased 2023 | excellent condition
- Flat Tops & Grills:
  - Small flat top (22x22 or 24x24)
  - Grill (25x25)
  - Large flat top (~16x24)
- 2 Fryers – Sir Lawrence Platinum | gas-powered | new 2025

#### ***Prep & Utility Equipment***

- 6–7 stainless steel prep tables (various sizes, all new)
    - One with built-in freezer storage
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- Commercial meat & cheese slicer
- Hobart Pizza Dough Mixer – brand new, high-performance
- Complete dishwasher station – all sinks and machinery included

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#### 4. Mechanical, Storage & Support Systems

##### ***Utility Infrastructure***

- New HVAC motor – installed 2025
- New boiler motor – installed 2025 for hot water and heat

##### ***Storage & Event Support***

- Dedicated storage room stocked with full catering supplies
  - Includes plates, serving ware, and equipment for large events

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This comprehensive transformation of 63 N Front St, Kingston NY reflects a major investment in infrastructure, guest experience, and operational readiness — positioning the restaurant as one of the premier venues in the Hudson Valley for dining and events.