

## Applegate B&B – Features

- Historic home built around an 1864 log cabin maintains old world charms.
- Located 90 yards for the Augusta Katy Trailhead it is the closest B&B to the Katy Trail. It is perfect for guests riding the entire trail or those that want to do shorter walks/rides/runs
- Closest B&B to Good News Brewing (approximately 200 yards)
- Within walking distance of two wineries, Mount Pleasant and Augusta wineries
- Within walking distance of the award-winning Restaurant, Root Food + Wine. Chef Phillip Day is a James Beard nominee and the restaurant was rated #5 in the top 100 restaurants in St. Louis
- Live music is available from April through October at the wineries and brewery
- Strong Town Board and Chamber of Commerce provide ample opportunities to get involved in the community
- Augusta is home to many festivals during the year –
  - Plein Air Art Festival, last week of April. Over a hundred artists convene to paint the bucolic Augusta scenery. The final sale is a combination art sale and party with live music, food and children's activities
  - June Jazz Fest – listen to live jazz at multiple venues in town, most of which are walkable
  - Augusta Harvest Festival. This multi day event features a picnic in a private vineyard, parade, car show, and Winemaker's dinner
  - Candlelight Christmas Walk – held the first two Friday's in December this is the perfect small town Christmas celebration
- The house has been professionally landscaped by Griesdieck Brothers Landscaping and offers many perennials, trees, and bushes. The large arch overlooking the parking area has dramatic lighting at night.
- The large back patio is a great place to gather. The gazebo area has an outdoor fan.
- The B&B sits on approximately a one-acre lot.
- The firepit is a great place to enjoy s'mores or a beverage
- The large patio and back yard have potential as an event space for micro weddings or other small to mid sized events
- The property features a two car oversized garage with electrical service
- The home features two furnaces, two air conditioners, and 2 hot water heaters. It is very energy efficient. There are also 3 fireplaces and a working woodstove in the house.
- The Applegate B&B has name recognition for someone choosing to operate the property as a B&B. It has been operated under that name for 17 years.
- The majority of the furniture remains