

The Egg's Nest Experience

As a restaurant and an established brand, The Egg's Nest has captured the hearts of hundreds of thousands of smiling patrons. With only two owners during its 50 year run, it offers a rare opportunity to own a beloved part of High Falls history and to become the steward of the most desirable corner in the most happening little Hamlet in Ulster County.

High Falls has been featured in far too many local and national publications to mention, and was jokingly referred to as The Center of The Universe by its founding owner, Richard Murphy. The name has stuck among its locals. Its current owners set about on a nine month full scale renovation of the interior spaces when they took it over from Murphy in 2016, and through years and various projects around the property have put over \$700,000 in upgrades and improvements into the many spaces and living areas, both inside and out (The countless upgrades are too extensive to detail herein but will be made available to prospective purchasers.) Working hand in hand (along with local artists, designers, carpenters, painters, installers, contractors and others tradespeople) on a mission to honor Murphy's life's work, while adding their own artistic touches throughout the spaces, the process was a labor of love and precision taking a museum like approach to the curation process, with the goal of preserving the past and bringing one of the areas most beloved institutions into its next iteration.

Dining at The Egg's Nest has always been more than a meal. It is an experience to savor. From floor to ceiling it is one the Hudson Valley's priceless works of art. Boasting three unique seating areas and a positively charming bar in its main dining room, your clientele will have many options to choose from. The exotic outdoor seating area, just at the rear of our newly restored party room, was designed to transport our patrons to a place in the tropics. As for lodging, the upstairs of the restaurant features a spacious layout of four refurbished bedroom/offices with a full bathroom. It is currently accessible through the stairs leading up from the restaurant, but the current owners had future plans of adding a separate side entrance/staircase from the parking lot side if you would like to do the same and use it primarily for lodging in order to have private access.

During the seven years under its current ownership, The Egg's Nest has continued its legacy of being a must visit dining destination in the region. It has long been a community hub for locals, a gathering place for people from all walks of life, and an obligatory stop for artists and travelers from around the world (and the urban dwellers and part time city folks who frequent the establishment for its local charm and locally sourced and freshly made menu offerings). For its very busy destination weekend Brunch, it is reputed by many as the must visit in the area.

Since completing a major renovation process of the space in 2019 the rear event space has become another great source of revenue and a favorite amongst its guests. It has been used for private functions from rehearsal dinners to anniversaries to office parties to bridal and baby

showers, as well as screenings, live music, a World Cup headquarters and has been opened up to the community as a warming and charging station during power outages and ice storms. Its high ceilings and bright incoming light also make it a wonderful choice for a yoga or dance studio or a variety of other uses. The prep kitchen/basement, which also has ample dry storage, a temperature controlled liquor closet/wine storage, direct access to large storage area below the outdoor deck and a convenient delivery entrance along Bruceville Road is a no brainer if catering is in your plans.

Along with the creation of a busy takeout business, COVID brought with it a desire for outdoor dining that is here to stay. The current owners doubled down, creating a bluestone patio (installed by Stone Ridge Landscapes) on the Bruceville side of the property designed for casual quick service (takeout/hangout) through a takeout window. This is in addition to the spacious tropically themed back patio, inspired by the owner's travels to Jamaica. It's the place to be in High Falls for brunching and sipping on frozen cocktails on hot summer weekends and for taking in its relaxing and secluded ambiance or people watching on warm summer evenings and breezy fall nights. This was also an area that was used in combination with the private back room for buy-outs, rentals and private functions.

Throughout the region and beyond, The Egg's Nest owes its continued success, good reputation, and good will to the love and care of its owners and staff who have always considered themselves an integral part of The Egg's Nest's ongoing story.

Perhaps the jewel in the crown to many is the adjoining artistically restored barn, a residence that exudes charm and has always been the beloved home of The Egg's Nest's lucky proprietor. Featuring a lofted upper studio level and a main level with renovated kitchen, hard wood floors, two fireplaces, and en suite guest room, as well as a spacious back yard, it would, alternatively, generate substantial revenue as a long or short term rental (it is still one of the few remaining towns in the region that allows for short term rentals). So whether it's Act III of The Egg's Nest or a theme of your own making, an eager, built-in audience awaits its next incarnation. Best that the future proprietor be ready for the onslaught.