

Spruce Moose Bed & Breakfast

207 Seavey Street
Conway, NH 03860

OFFERED AT \$1,100,000



— 207 Seavey Street —

Property Highlights

- 9 Guest Rooms
- 8 Upgraded Baths
- Modern Amenities
- Public Water & Sewer
- Life Safety Sprinkler System
- 2022 Renovated Innkeepers' Quarters
- New Steel & Asphalt Roofs
- 20' X 20' Barn/Garage with Power
- In The Heart of Downtown North Conway, Cranmore Ski Area, Shopping & Dining



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PROPERTY DESCRIPTION

207 SEAVEY STREET



Discover a truly exceptional opportunity in the heart of the desirable Village of North Conway. This fully licensed Bed & Breakfast guest house boasts nine beautifully renovated bedrooms and eight upgraded baths, offering a charming and comfortable stay for guests. Ideally situated near skiing, golfing, shopping, and renowned restaurants, this property provides an unbeatable location for year-round enjoyment. The guest house features modern amenities, public water and sewer services, as well as a comprehensive life safety sprinkler system with a dedicated main water line. The innkeepers' quarters were meticulously renovated in 2022, transforming into a spacious expanded one bedroom, one-and-a-half-bath unit with laundry facilities, conveniently located on the ground level for easy access. Each guestroom has been thoughtfully updated, with modernized baths and new windows enhancing comfort and appeal. The property has also seen significant exterior improvements, including replacement roofs—both steel, asphalt & architectural shingles—new paint on the entire building, and a repaved parking lot in July 2024. The barn/garage building measures 20'x 20' and has underground power with sub panel from main house. There is also a 8'x 14' additional storage shed for garden and yard tools. Don't miss out on this rare chance to own a thriving bed & breakfast in a prime location. Ask for a full list of upgrades & updates, and for additional financial information.

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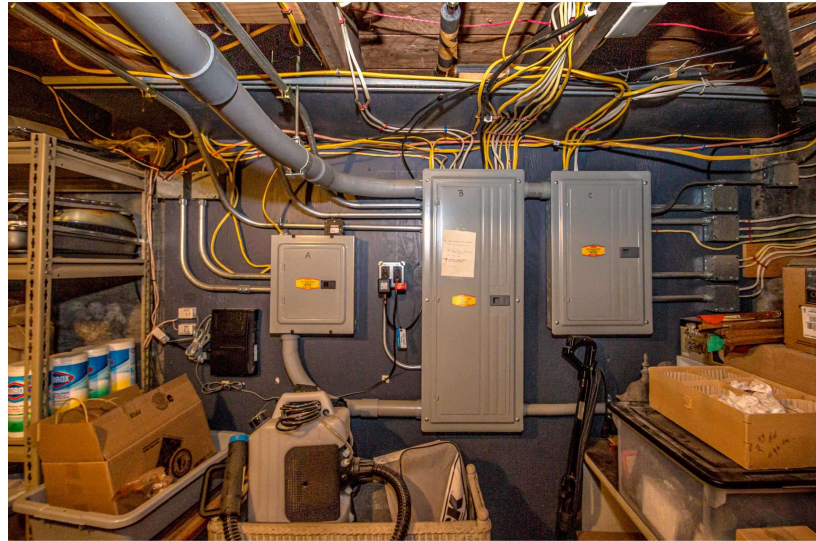
PROPERTY PHOTOS

207 SEAVEY STREET



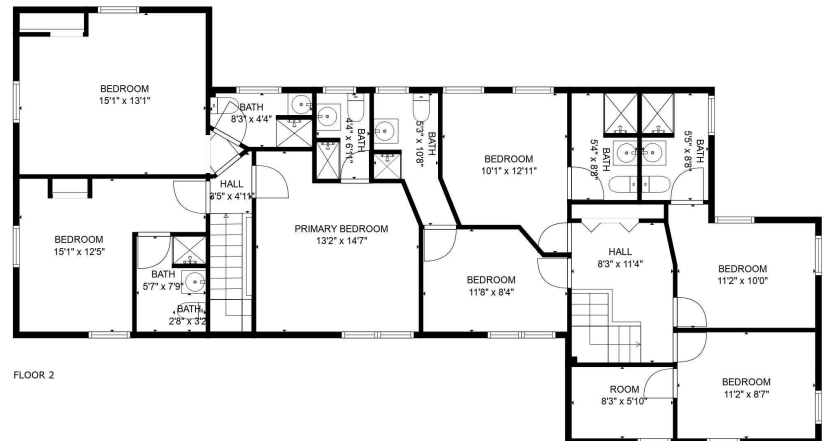
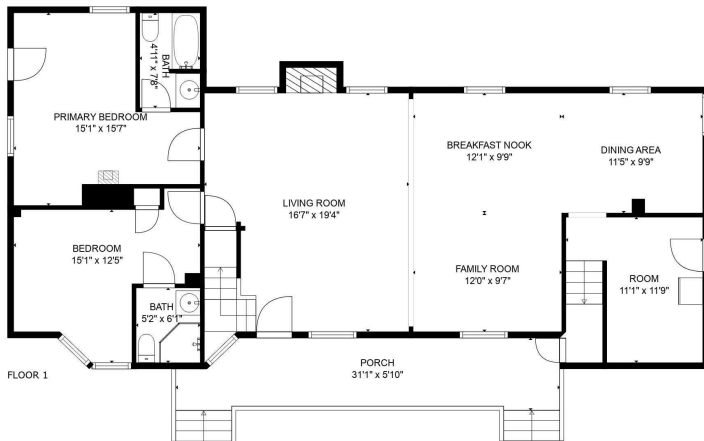
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TOTAL: 2584 sq. ft
FLOOR 1: 1237 sq. ft, FLOOR 2: 1347 sq. ft
EXCLUDED AREAS: PORCH: 165 sq. ft, FIREPLACE: 11 sq. ft, LOW CEILING: 80 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BUSINESS MAP

207 SEAVEY STREET

