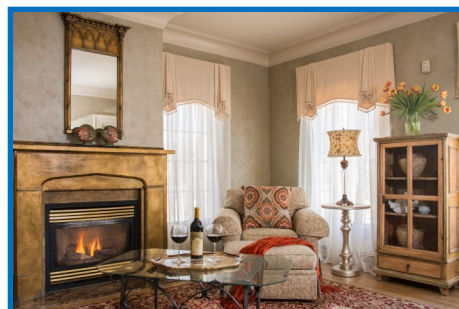
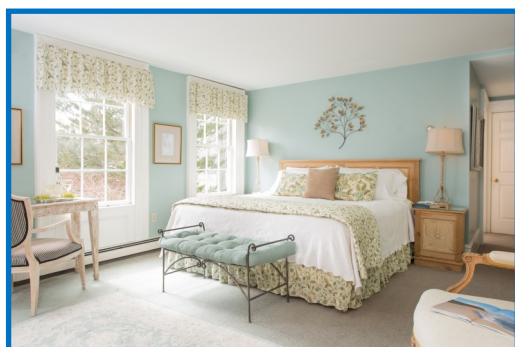


Captain Farris House

South Yarmouth, Cape Cod, Massachusetts

Charming 19th-Century Cape Cod Inn – Turnkey Opportunity



Offered for Sale by Inn Advisors
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For full listing details visit: www.InnAdvisors.com

Price: 2,300,000

For more information call Marco at (646) 831-1976 or
email: marco@innadvisors.com

Captain Farris House

South Yarmouth, Cape Cod, MA

Price:	\$2,300,000
Address:	308 Old Main Street South Yarmouth, MA 02664
Business Licenses:	Lodging; Food Establishment License
Land Description:	57,037 SF Lot; landscaped, cleared lot, mature trees, ample guest parking
Buildings and grounds:	2-building sea captain home built in 1845 with carriage house built in 1825; 6,810 total SF in Inn; 10 renovated guest rooms & suites all with private baths; updated chef's kitchen, glass-roof atrium, historic parlor, dining room; 4 gas fireplaces; outdoor guest gathering spaces & fire pit ; close to beaches, dining, sporting, arts and cultural activities.
Owners/Managers Home:	2,300 SF built 2001; Separate 2-bed, 2.5 bath, living & dining rooms, kitchen, office, decks, 2 fireplaces; Spacious basement with full bath
Zoning:	Residential (approved pre-existing)
Real Estate Taxes:	\$12,530 per year
Construction:	Wood frame; clapboard, shingle
HVAC:	Gas; forced air and hot water base board; Mini-Split
Water and Sewer:	City water / Private Septics

For more details email marco@InnAdvisors.com or