

# Catskill Seasons Inn Overview



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# The Property

The Catskills Seasons Lodge is a 22 room property with a 20 seat bar and multipurpose room that can accommodate up to 70 located in Shandaken, NY which is 2.5 hours from New York City.

## Buildings/Facilities

- 2 Buildings with lodging (1 inc. restaurant)
- 1 outdoor pool
- 1 three bay maintenance facility
- 2 Bedroom Manager's apartment
- Blacktop tennis court/basketball court

## Property

- 60 Acres of wooded forest land
- Buildings/Facilities situated on level property along SR 42.
- Approved subdivision on property per survey
- Well/Septic (Newly replaced in 2025)
- 8 minutes from Bellayre Mountain
- 25 minutes from Hunter Mountain

## Marketing/Reputation

- Google – 4.1/5 stars
- TripAdvisor – 4/5 bubbles
- Yelp – 4/5 stars
- Website – 75K active users
- Email Marketing List – 3500 email subscribers

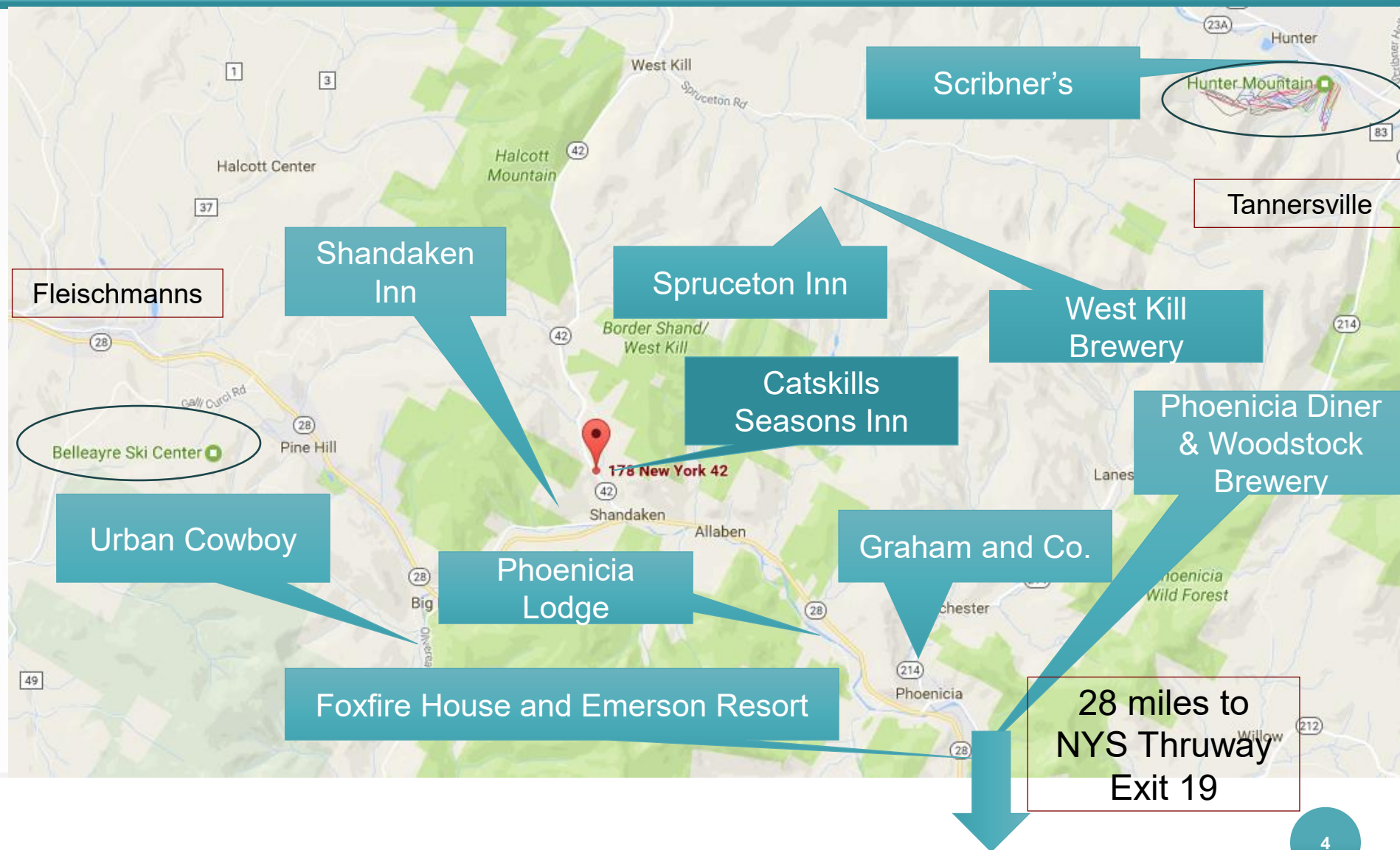
## Guestrooms

- Inn – 8 Rooms (225-400 sq. ft.)
  - 4 - One Bed (Queen or Full)
  - 3 – Two Bed (Queen or Twin)
  - 1 – Two bedroom suite
- Chalet – 14 rooms (most ~ 450 sq. ft.)
  - 7 – One Bed with kitchenettes
  - 5 – Two Beds with kitchenettes
  - 2 – suites (including a 2000 sq. ft. 3 bedroom suite)

# Location

*The Catskills Seasons Inn is 10-20 minutes away from:*

- 2 ski resorts
- 6 repositioned hotels
- a “brand ready” resort
- 3 popular food and beverage locations





# Exterior





# Interior



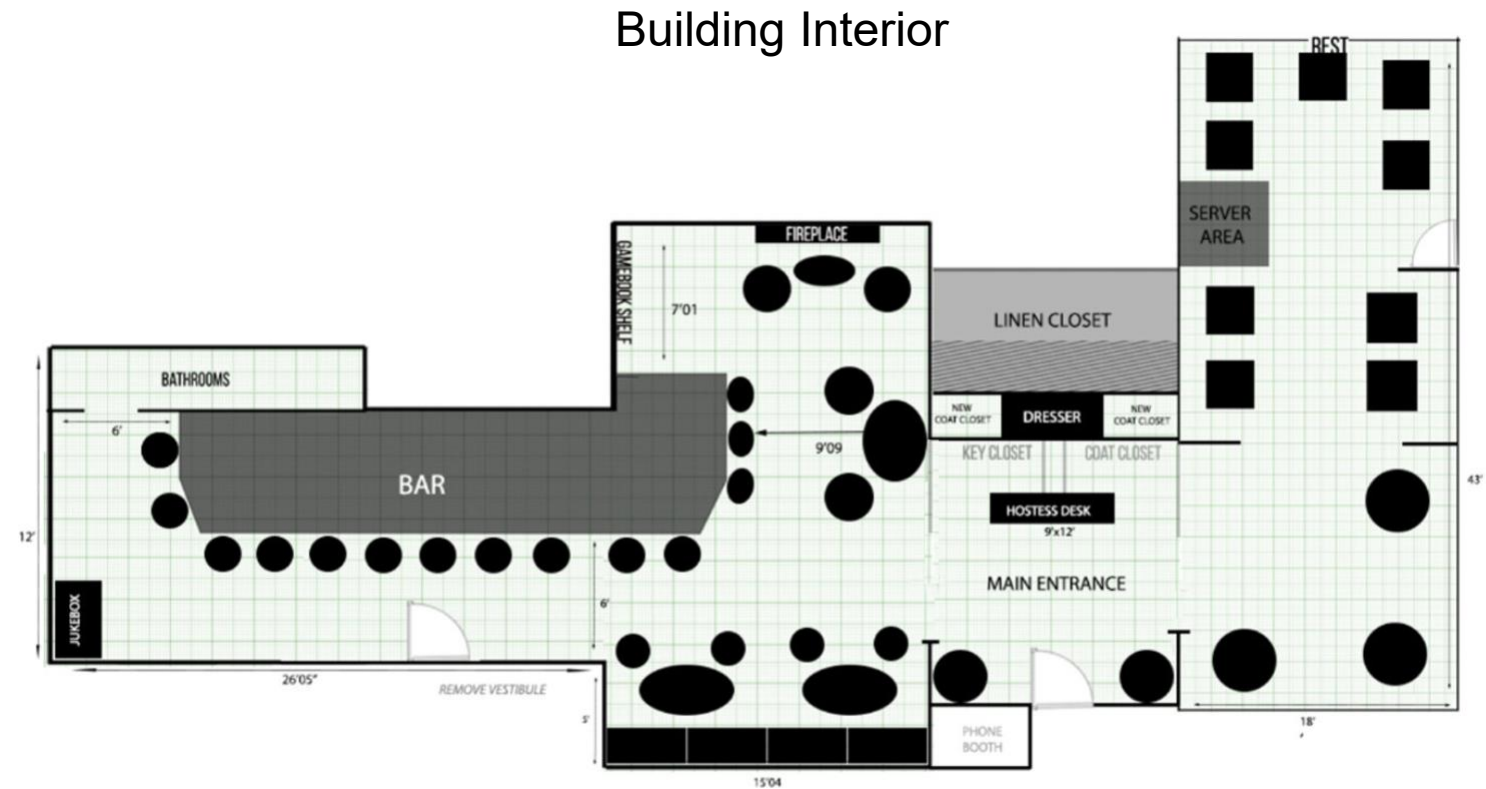
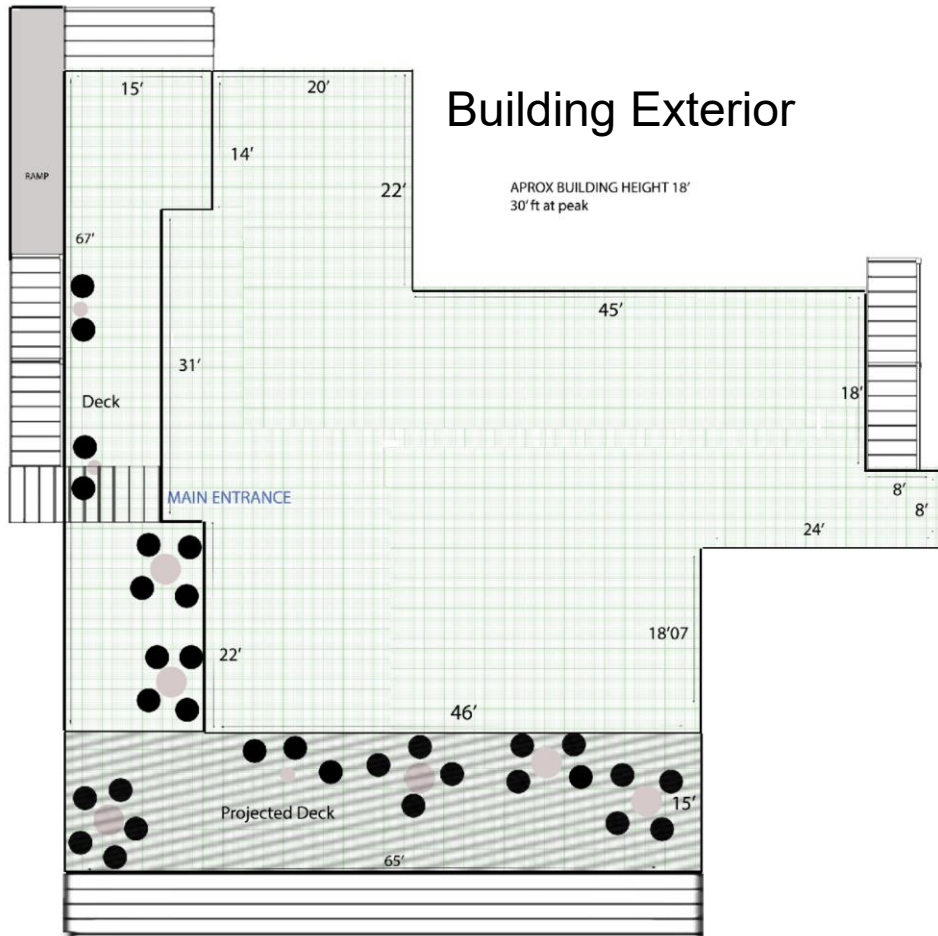


# Facilities





# Inn Building Square Footage





# 60 Acres of Wooded Land



This is the subset that is developed

This is the parcel

There are some logging roads in the woods that could support expanding with campsites or small houses



# The Woods can be accessed by Vehicle



This is the parcel

This is the subset that is developed



# Staffing

**There are 4 employees that operate the Catskill Seasons Inn**

- Housekeeping – 1 Full Time/1 Part Time
- Pub/Checkin – 2 – 1 kitchen,1 bar/kitchen
- Overnight – 1 Lives on Property

All employees flex their responsibilities to operate the hotel. During low demand, we reduce hours to the minimum. 1 Housekeeper is salaried. All others are hourly



# Renovation

## Buildings

- Re-sided Chalet
- Painted Both Buildings
- Added Gutters
- Upgraded Electrical Panels and Circuits
- Added/Replaced Exterior Lighting
- New staircases

## Rooms

- Added Electronic Locking System
- Upgraded Cable/New TVs
- Repainted all Walls
- New Carpeting/Flooring
- New Light Fixtures and Lamps
- New Bedding/Amenities, Kitchen Appliances

## Grounds

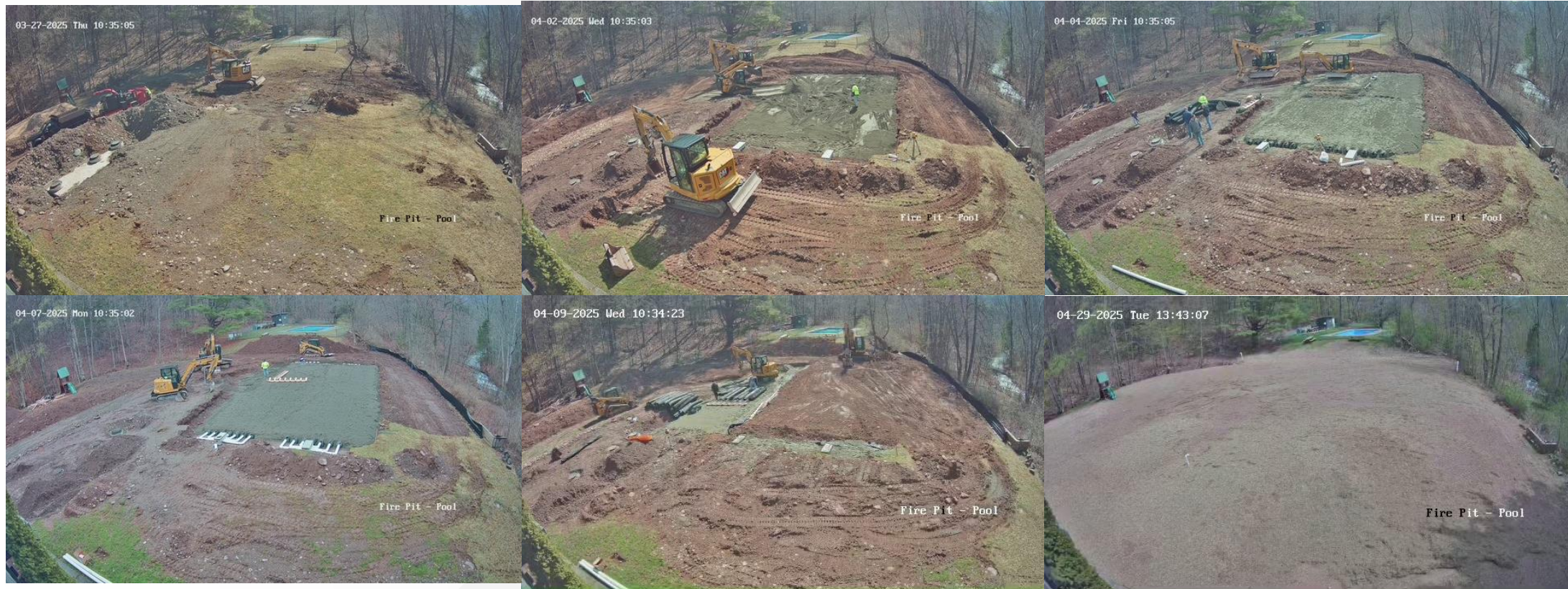
- New Pool Liner and Cover
- Adirondack Chairs and Picnic tables
- New Pool Furniture
- New Swing-set
- New Zero-Turn Lawnmower
- New Signage and Landscaping

## Infrastructure

- New Propane Powered High Efficiency Tankless Boilers
- New Wireless Network
- Security Camera System
- New Appliances in Manager's Apartment
- New Septic System and Grease Trap

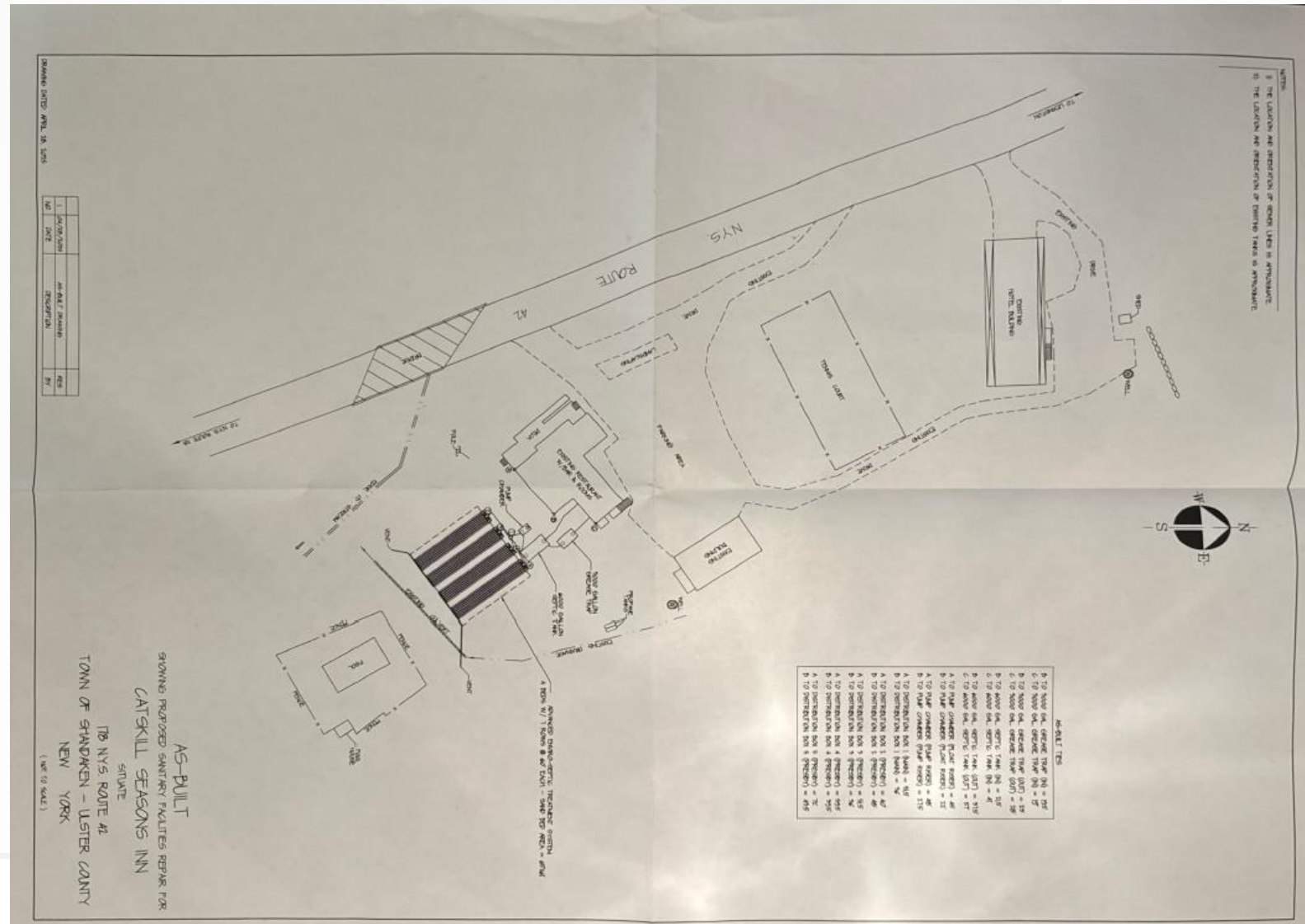
# New State-of-the-Art Septic System to NYDEP Code

This new system's capacity far exceeds the usage by the existing structure





# New Septic System – As Built



# Competitive Sales

As new demand has come to the market, asset values for hospitality properties have also increased.

Hotel	Location	Size	Property Size	Price	Price/Key
Copperhood Retreat	Shandaken	19 rooms	21.5 acres	\$2M	\$105K
Kate's Lazy Meadow	Mt. Tremper	10 rooms	6.1 acres	\$2.25M	\$220K
The Roxbury Motel	Roxbury	30 Rooms	7.6 acres	\$9M	\$300K
Phoenicia Lodge	Phoenicia	13 Rooms	1.16 acres	\$2.2M	\$169K
<b>Catskill Seasons Inn</b>	<b>Shandaken</b>	<b>22 Rooms</b>	<b>60 acres</b>	<b>TBD</b>	<b>TBD</b>

The Catskill Seasons Inn is among the largest hotels in the Shandaken marketplace and features food and beverage facilities in a region with only few restaurants. The property has 60 acres of private woods that accompany the developed facilities.





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# CATSKILL SEASONS INN

**POOL DAY PASSES  
AVAILABLE**



**PUB OPEN**  
THURSDAY - MONDAY

