

*Bed and Breakfast
Vision Board for 3040 Lyndale Ave S*

Brought to you by:
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Outdoor Seasonal Afternoon Tea in the front lawn + Afternoon tea indoors on the main floor



Claude content

EST. IN THE FINEST TRADITION

Afternoon Tea

A curated selection served with grace

♦ ENTIRELY GLUTEN-FREE ♦

SAVOURIES

Smoked Salmon & Cream Cheese Blinis
Delicate gluten-free blinis topped with whipped dill cream cheese and naturally smoked smoked salmon

Cucumber & Dill Cream Cheese Rounds
Crisp gluten-free rounds with garden cucumbers, fresh dill and whipped cream cheese

Egg Mayonnaise & Watercress Fingers
Four-egg egg mayo on gluten-free bread with peppery watercress and a hint of mustard

Prawn & Avocado Tartlets
Crisp gluten-free pastry cases filled with king prawns, smooth avocado and Marie Rose

PASTRIES & SWEETS

Flourless Chocolate & Orange Torte
Rich, dense Valrhona chocolate torte with candied orange zest and dark cocoa glazing

Lemon Posset
Silky lemon posset in crystal clear glass with fresh raspberry milt

Macarons
Flare pistachio & vanilla — naturally gluten-free French macarons, crisp shelled

Victoria Sponge Fingers
Gluten-free sponge with strawberry jam & whipped cream

Dark Chocolate Strawberries
Fresh strawberries hand-dipped in 70% dark Valrhona chocolate

TEA SELECTION

Darjeeling First Flush
Light, floral, mellow

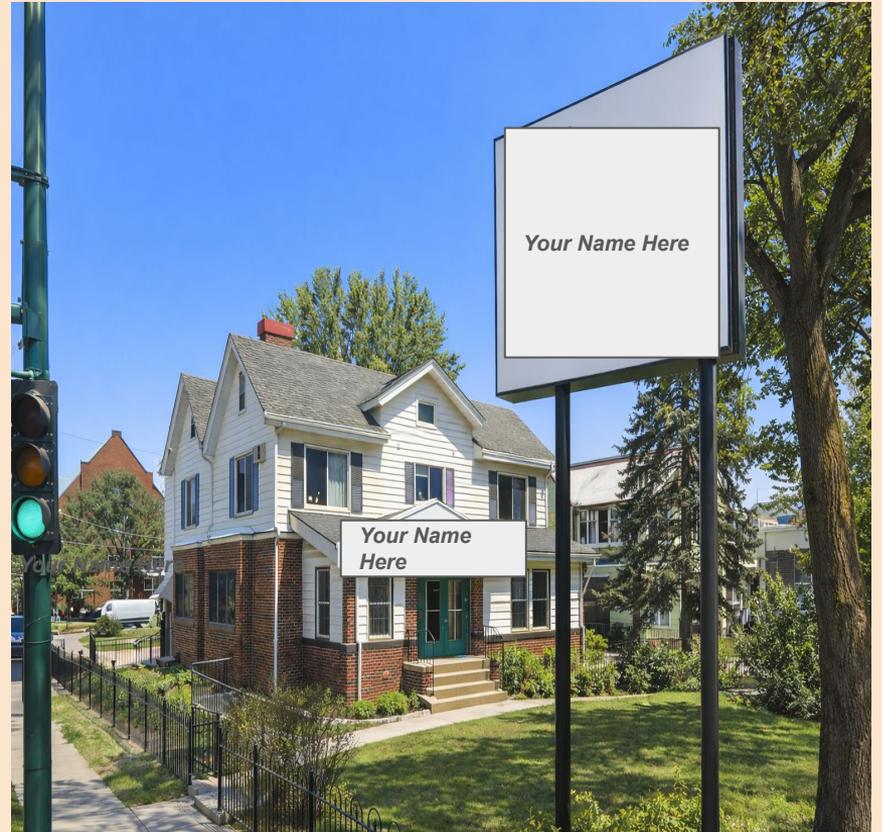
Earl Grey
Robust, aromatic

English Breakfast
Rich, malty, robust

Jasmine Green
Delicate, fragrant

Peppermint
Coffin-free, crisp

3040 Lyndale Ave S



Reception Check- In/ Front Door



This room can be used for breakfast for guests which is next to the reception area



This space can be a common space for guests and can be used as the lobby.



Potential for 10+ Vintage Suites for guests with a private entrance on the side for suites on the third floor





Laundry services for guests or can be converted into a suite for guests

*Storage and food prep in the basement.
Also comes with a private entrance for
easy loading*

Estimated 2,000 Sq ft



Parking/Site



Including the 3 car garage, property comes with 18 parking spots.

There is also free ample street parking on both lyndale and aldrich street.

