



SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

COACH STOP INN BED & BREAKFAST



IN BAR HARBOR, MAINE

OFFERED AT \$1,425,000



The Coach Stop Inn bed and breakfast was built in 1804, and combines the best of old-world charm with modern luxuries. Near the entrance to Acadia National Park in Bar Harbor, ME. The convenient location makes it easy to get to all that Mt. Desert Island and Acadia National Park have to offer.

Coach Stop is known to be Bar Harbor's oldest inn, originally a stagecoach stop and Halfway Tavern in those early days. It was used to host early newcomers to the island - newcomers who came to build homes, establish farms and build fishing schooners. Travelers arriving by boat and wanting to go inland to visit or look for a place to settle would also take advantage of all that such a tavern had to offer – rooms, drink and companionship. Regular stagecoach service began in Maine after the Revolutionary War. The stagecoach routes followed the old post roads and so it was natural to have the taverns used as stage stops and they were often the first “post offices” in the area. This made them popular gathering places for local people to come and get the news and visit with their neighbors.



The current Bed & Breakfast is possibly the oldest house still standing, being the only lodging establishment to survive the Fire of 1947. Beautiful wide plank hardwood floors and original beams are throughout the first floor in the parlor, dining room and first floor guest room adorn this traditional Cape.

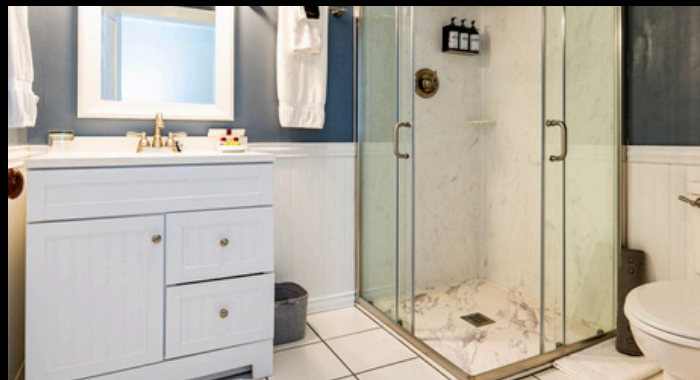














GENERAL PROPERTY DATA

INN

- Tax Map 207, Lot 48
- Zoning: U-Salisbury Cove Corridor
- 1.63 acres
- 2024-25 Real Estate Taxes \$7,946.66
- Book 6360, Page 8-11, Hancock County Registry of Deeds
- Owner: J&A Enterprises, LLC

OWNER'S HOUSE

- Owner's house built in 2012, 2,240sf
- Owner's detached house with 3 bedrooms, 2 baths, open living/dining/kitchen, private deck and
- Garage: 1,120 sq ft oversized 2 car, heated
- Flooring: hardwood and laminate
- Siding: cedar shingle
- Roof: composition shingle
- Heating: baseboard
- A/C: heat pumps (2)
- Hot Water: off heating system
- Private well, private septic
- Fuel: propane - 120 gallon tank, WiFi monitored
- Foundation: slab

Miscellaneous:

- Included Outdoor Equipment: Husqvarna lawn tractor and Troy Built snow blower convey

- 715 State Highway 3, Bar Harbor, ME 04609
- Inn built in 1804, 3,508 square feet
- 6 guest rooms with ensuite baths (3 in the main inn, 3 exterior entrances with decks), guest parlor, dining room; kitchen with two ovens and commercial dishwasher
- Gas fireplace in guest parlor; gas fireplace in Tavern Suite
- Floors: hardwood (including original pumpkin pine); laminate flooring; carpet
- Heat: forced air and hot water baseboard
- A/C: heat pumps; central air for all but 2 exterior guest rooms; plus window units for all guest rooms
- Fuel: oil and propane
- Hot water: electric and oil, off heating system
- Unfinished basement
- Foundation: stone
- Generator (not whole house)
- Siding: cedar shingle
- Roof: composition shingle
- Gravel parking lot accommodates about 10 vehicles plus owner's 2 garage spaces
- Private well, private septic, seasonal town water
- Technology: 2gb fiber optic internet; Mesh WIFI; 6 large Smart TVs; Google streaming music speakers; security camera system
- Additional refrigeration



BAR HARBOR MAINE

COACH STOP INN
BED AND BREAKFAST

Breakfast

- Organic Fair Trade Coffees and Tea
- Fresh Fruit Juices
- Lemon Blueberry Mini Dutch Baby
- Tomato-Herb-Egg Ramekin
- Hasselback Baked Potato
- Maple Grilled Ham



LOCATION

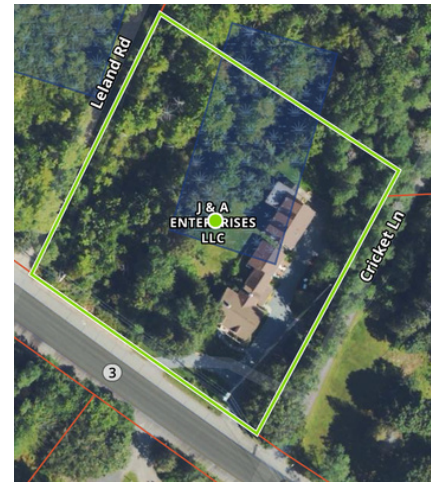
Bar Harbor is a town on Mount Desert Island along Maine's Frenchman Bay. It serves as a gateway to the mountains and cliffs of neighboring Acadia National Park. Towering over the park, Cadillac Mountain has trails and views of the town, the bay and the Cranberry Islands. Sand Beach is ringed by mountains. From the town pier, the Shore Path winds along the bay overlooking the Atlantic Ocean and the Porcupine Islands.

Hiking, biking, bird watching, kayaking, boating, sailing, whale watching, sightseeing, listening to concerts, exploring art galleries, antiques, exploring islands and lighthouses by foot, car, and boat are all area activities that guarantee guests will leave filled with the wonder of Mount Desert Island, Bar Harbor and Acadia National Park.



The inn is located:

- 4.5 hours from Boston
- 3 hours from Portland
- 2 hours from Augusta
- 2.5 hours from Boothbay Harbor
- 1.5 hours from Camden
- 1 hour from Bangor
- 50 minutes from the Schoodic Peninsula
- 40 minutes from Blue Hill
- 20 minutes from Ellsworth
- and 7 minutes from Acadia National Park!





THE INN



BAR HARBOR MAINE

COACH STOP INN
BED AND BREAKFAST



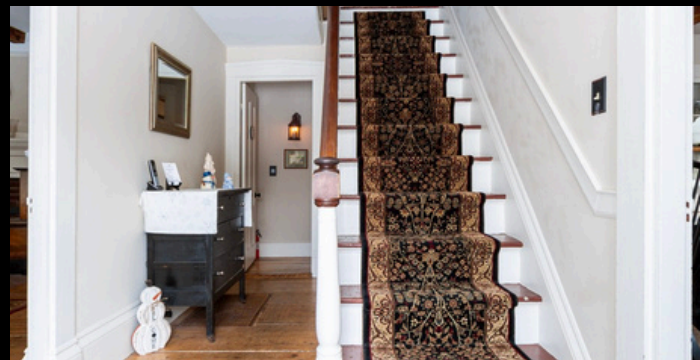
OWNER'S HOUSE



The Owner's House is a detached, 3 bedroom, 2 bath home, with an open concept living, dining and kitchen, with a deck off the Living room and the primary bedroom. The kitchen has stainless appliances, white cabinetry, dark granite countertops, an island with a bar top for seating, with hanging pendant lighting. There is a heat pump in the primary bedroom and the living room. You enter on the first level into a large mud room off the heated garage, and upstairs is the living space. There is a stackable washer/dryer in a closet between the two spacious guest bedrooms, and the garage has additional laundry as well. A perfect combination of being onsite, while enjoying your privacy.









THIS INN AND TURNKEY BUSINESS
IS COMPETITIVELY OFFERED AT \$1,425,000

For more information or to schedule a showing contact Dana Moos
207.266.5604 dana.moos@swanagency.com

FINANCIAL STATEMENTS PROVIDED ONLY TO QUALIFIED BUYER WITH SIGNED NON-
DISCLOSURE AGREEMENT

ADDITIONAL INFORMATION AVAILABLE:
DEED; REAL ESTATE TAX BILL; ADDITIONAL
PHOTOS; SELLER'S PROPERTY DISCLOSURES