

BALDWIN CREEK

BRISTOL, VT



Nestled amongst the Green Mountains, with the beautiful Baldwin Creek meandering through, this beautiful 10+ acre property is situated conveniently between Middlebury and Burlington. Operated as a successful inn, restaurant, and wedding venue for the past 35 years, the time has come for some new energy to take this property into it's next chapter.

Property Highlights

- 5,849 sf inn building with dining area, commercial kitchen, & 5 guest rooms
- Separate home: 1,838 sf, 2 bedroom, 1 bathroom
- 4 barns & 3 greenhouses
- Grand post and beam wedding space
- Separate Vineyard
- 10+ Acres



\$815,000

Please contact John Beal or Bill Kiendl for more information.

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*186 College Street
Burlington, VT 05401*

Location: Just outside Bristol Vermont at the corner of Rt. 116 (connecting to Hinesburg) and Rt. 17 (connecting to the Mad River Valley). The Inn sits on a popular route for outdoor enthusiasts visiting the Green Mountains from locations including NY, NJ, Connecticut, etc.. It also is in close proximity to the University of Vermont and Middlebury College.

From the website: Nestled at the foothills of the Green Mountains in the beautiful Champlain Valley, Baldwin Creek is ideally located just 30 minutes south of Burlington, 30 minutes east of Lake Champlain, and 20 minutes north of Middlebury.

History: From the website: Relaxed, low key and loved by Vermonters and visitors "in the know", Baldwin Creek is the perfect place for a local burger and craft beer or a romantic dinner and artisan cocktail. It's a comfortable place to stay, and the ideal place for your dream wedding.

Inspired by the working landscape of Vermont, sustainability is the foundation of our chef-owned farm to table restaurant and inn. We are one of a select few restaurants in the state of Vermont to have received the Slow Food Snail of Approval Designation. Beautifully situated in a narrow valley just north of Bristol village, Baldwin Creek occupies a classic New-England-style house with a renovated barn for larger events. Wooden lampposts guide the way for cars entering the grounds. Behind the inn are the greenhouses and a chicken coop - home to dozens of Red Star chickens, providing fresh eggs and produce for Mary's Restaurant. It's as locally-sourced as food can get.

Restaurant History: From the Website: Since 1983 Chef-Owner Doug Mack has offered farm-to-table menus emphasizing all local products.

Fresh food sourced from our own on-site farm as well as other small, local farms is the framework upon which our culinary magic is built.

"A visit to Vermont and missing Mary's is like visiting Paris and missing the Eiffel Tower... the food at Mary's is legendary"
- Vermont Magazine

Menu offerings range from naturally-raised beef, lamb, rabbit, venison and chicken to fresh fish and wonderful vegetarian selections.

We are proud members of Slow Food Vermont, part of Slow Food International, an organization dedicated to good, clean and fair food. Slow Food works to protect the world's food and its food traditions.

We represented Vermont Chefs at Slow Food's Terra Madre conference in Turin, Italy in both 2006 and 2010. In 2013 we were the first in Vermont to be awarded the Slow Food Snail of Approval Designation.

Each dining room includes a fireplace.

Inn History: All bedrooms feature queen or king beds with luxurious linens and down comforters. Two of the Inn's rooms feature gas-fired wood stoves to chase away Vermont's winter chill and to set a romantic mood year around. The rooms all have private baths, some with claw foot tubs, one with a walk-in handicapped shower and one with a single whirlpool tub. All rooms have had upgraded recently and have modern tv's with wireless internet.

A farm-fresh breakfast is included, served daily from 8:30–9:30. Early departures may request a continental breakfast beginning at 7:30. A bottomless cookie jar and a complimentary coffee-tea station are always available.

Cooking classes, weddings, and other functions are frequently occurring on the property.

Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.

Buildings:

6 total buildings on the property

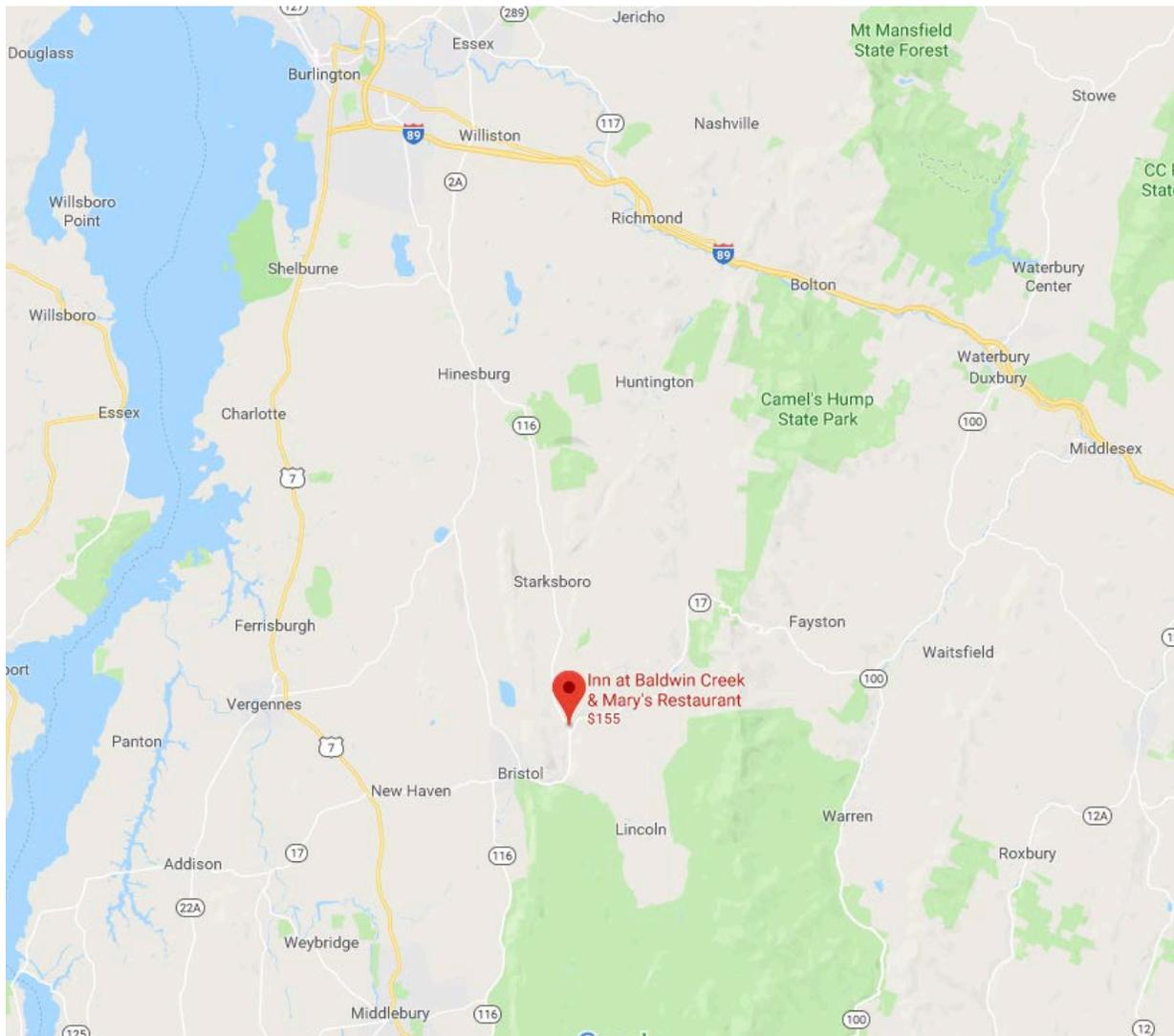
1. Inn - 5,849 sf - Restaurant, Bar, 5 guest rooms
2. Home - 1,838 sf - 2bd, 1ba
3. Catering Barn - Dancehall & Ceremony w/ catering facilities.
4. Shed Barn - Holds tractors, mowers, and other equipment
5. Sliding Door Barn - Workshop
6. Garden Barn - Houses all the gardening materials
7. ++ Two 36x36 greenhouses and small henhouse holding up to 36 birds.

**Heating/
Cooling:**

The heating system works on a 6 year old oil furnace and has radiators throughout the building. The inn has A/C by window air conditioners.

Comment:

Unique opportunity to purchase a turnkey inn, restaurant, wedding venue. With new energy and ideas, this property can be taken many different potentially successful directions. Yoga retreats? Beer tours? There are many possibilities for this location.



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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign