

PROPERTY EXECUTIVE SUMMARY

Boutique Hospitality Property

Shelburne, Vermont

Historic Main House (1886) · Historic Carriage House (1887)

OFFERED AT

\$1,400,000

Real Estate Only



COLDWELL BANKER
HICKOK & BOARDMAN

Lipkin
Audette

Rose Polyakova, REALTOR®
Of the Lipkin Audette Team
Burlington, Vermont

shelburnevtinnforsale.com
(802) 444-1426 · rose@lipkinaudette.com

This historic two-building property opened as a bed and breakfast in 1997 and has operated under owner-occupied stewardship since 2015. Over more than a decade, the current owners have invested substantially in the buildings, systems, grounds, and guest experience. The property is now offered substantially furnished and prepared for continued hospitality operations — a rare opportunity in Vermont’s boutique hospitality market.

Properties combining historic character, a walkable village location, established hospitality use, and future residential flexibility rarely become available in Shelburne.

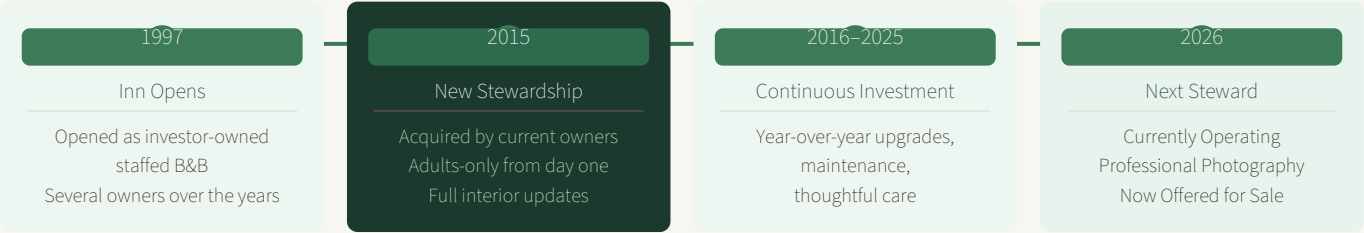
PROPERTY FACTS

- Historic Main House (1886)
- Historic Carriage House (1887)
- 9 Guest Accommodations
- 11 Accommodation Configurations
- Private Owners’ Quarters
- Well-Equipped Inn Kitchen
- Substantially Furnished
- EV Charging
- Walkable Village Location
- Village-1 Zoning District

WHY THIS PROPERTY STANDS APART

✓ HISTORIC CHARACTER Built in 1886 and 1887, the Main House and Carriage House retain original architectural character updated for modern hospitality.	✓ RESIDENT OWNER STEWARDSHIP Owner-occupied since 2015. Every improvement reflects the commitment of owners who lived and worked on-site for over a decade.
✓ SHELBURNE VILLAGE LOCATION Walkable village setting, approximately 0.7 miles from Shelburne Museum, about 7 miles from Burlington, and minutes from Lake Champlain.	✓ OWNER-BUILT REPUTATION 219 Google reviews at 4.9/5 and 514 TripAdvisor reviews at 4.8/5 — earned through over a decade of owner-occupied stewardship. Reputation does not convey with the real estate.
✓ FLEXIBLE FUTURE USE Village-1 Zoning permits continued B&B use or conversion to single-family residential — future use flexibility.	✓ NUMEROUS IMPROVEMENTS Capital Improvements Summary available. Exterior repainted 2025. EV charging added 2022. Systems maintained throughout.
✓ SUBSTANTIALLY FURNISHED Furniture, fixtures, and equipment inventoried and included. Guest rooms, common areas, and inn kitchen fully outfitted.	✓ CLEARLY DEFINED TRANSACTION Real estate and operating business available through separate negotiation. Clean, straightforward deal structure.

A DECADE OF STEWARDSHIP



SCOPE OF SALE

INCLUDED WITH THE REAL ESTATE	AVAILABLE THROUGH NEGOTIATION
- Buildings Main House and Carriage House - Grounds Perennial gardens, mature maple trees, parking - Permanent Improvements All capital improvements since 2015 - Furnished Interiors Guest rooms, common areas, inn kitchen - FF&E As inventoried and documented - Building Systems Boilers, heating, plumbing, electrical, EV charging	- Operating Business B&B trade name - Website & Digital Website and digital assets - Hospitality Systems PMS, booking engine, operating procedures (transferability subject to provider terms) - Operational Knowledge Eleven years of operational experience - Training & Transition Transition assistance available through separate negotiation.

THE OPPORTUNITY

This is a rare opportunity to acquire a currently operated boutique hospitality property in one of Vermont’s most desirable village settings. The historic Main House and Carriage House have been thoughtfully maintained and continuously improved under owner-occupied stewardship since 2015. The property is substantially furnished and prepared for continued hospitality operations. A buyer may continue the established bed and breakfast operation, explore adaptive reuse, or transition to a private single-family residence — all within the walkable heart of Shelburne Village. The real estate is offered at \$1,400,000. The operating business, representing more than a decade of operational knowledge, systems, relationships, and reputation, is available separately through negotiation. Opportunities to acquire a property with this combination of historic character, village location, permitted hospitality use, and future residential flexibility are exceptionally rare in Shelburne. Qualified buyers are invited to request the complete Offering Memorandum.

ZONING SNAPSHOT

District:	Village-1 Zoning District
Overlay:	Village Design Review Overlay District
B&B Use:	Current use permitted by right
Residential:	Single-family use permitted with Zoning Permit for change of use
Exterior Work:	Modifications subject to applicable review requirements
Authority:	Town of Shelburne Planning & Zoning

AVAILABLE DOCUMENTATION

- ✓ Offering Memorandum
- ✓ Floor Plans
- ✓ FF&E Inventory
- ✓ Capital Improvements Summary
- ✓ Property Photography
- ✓ Frequently Asked Questions
- ✓ Transaction Overview

Rose Polyakova, REALTOR®

Of the Lipkin Audette Team

Coldwell Banker Hickok & Boardman · Burlington, Vermont

CONTACT

(802) 444-1426

rose@lipkinaudette.com

shelburnevtjnnforsale.com

Additional documentation, including the complete Offering Memorandum, FF&E Inventory, Floor Plans, and Capital Improvements Summary, is available to qualified buyers upon request.