

Welcome to A Rover's Rest Bed & Breakfast

We proudly announce the opportunity to negotiate & purchase A Rover's Rest Bed & Breakfast directly through us, the sellers, rather than with a real estate agent. A substantial savings for the smart buyer!

This would include everything required to operate the property as a viable bed & breakfast. For the right price, it could include all furnishings, dishes, linens, appliances, freezers, Beachcomber hot tub, lawn mower, snow blower, washer, dryer, electric log-splitter, 2 freezers, microwaves, 1 propane & 1 gas BBQ, all small yard & garden tools, lawn furniture, hoses, & just about everything inside the B&B excluding personal items.

We currently operate a website, a toll-free number, advertisements in numerous lodging magazines, websites, travel publications & are listed with various Chamber of Commerce outlets as well as other government agencies & professional organizations including: South Shuswap Chamber of Commerce, Salmon Arm Chamber of Commerce, Shuswap Tourism, Thompson Okanagan Tourism Association (TOTA), Tourism British Columbia, Tourism BC, HelloBC, British Columbia Bed & Breakfast Innkeepers Guild, & BB Canada. We would continue to advertise & operate until the purchaser was fully operational and able to take over the promotional part of the business too.

This exclusive opportunity to purchase a fun & exciting home with the B&B business in the beautiful Shuswap Lake region, prior to using real estate services will not last long. We wanted to give you the first opportunity to purchase or at least open the lines of communication with us.

This is the only Government inspected & approved B&B in Blind Bay, plus the longest running B&B in Blind Bay; opening our doors in May 2001. As well, this is the only B&B in the area that accepts major credit cards & debit. Full training & introductions to important players in our community via a media event could be included with purchase.

This is a great opportunity. Thank you for taking the time to consider purchasing this B&B. For more information, contact us.

Kimberly & David May

A Rover's Rest Bed & Breakfast

A Romantic Hideaway at Shuswap Lake

info.aroversrest.com
www.aroversrest.com

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(250) 675-4405 - (250) 675-3070 fax
1-866- ROVERBB (1-866-768-3722) toll free



Canada Select 4 Star ~ Tourism BC Approved

Proud Member of the British Columbia Bed & Breakfast Innkeepers Guild

By working together we can provide more to the visitors of Shuswap Lake.

This approximately 4382 square-foot, custom, log-style home is peacefully nestled on 1.21 beautifully manicured, useable acres just 2 minutes to the lake, beach or golf course. The paved circular driveway leads to a front entrance, a three-car detached carport as well as an additional parking area & storage-sheds.

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Presently maintained as a bed & breakfast, this could easily become a single family home or investment or vacation rental. The main floor encompasses 3 bedrooms, each with a separate en-suite bath, plus a central kitchen, dining room, huge living area, loft & sunroom. This home is filled with plenty of character.

Some of the features in the main living area include: a floor-to-ceiling, local stone, natural gas fireplace & vaulted 16 foot stained-hardwood log ceiling. As a bonus, go up a little higher to the loft, which can also be used as a family room, bedroom or office. No need to eat in the kitchen when there is a full dining room & breakfast nook presently used as a butler's service area. The kitchen is fully equipped with a dishwasher (2009), Built-in Oven (Sept 2008), microwave, Jenn-Air stove top with: griddle, cooking grate, & cutting board. Solid wood fronts on kitchen cabinetry & new flooring make this area a practical & handy place to cook.

A self-contained studio in-law suite with a separate entrance is situated on the lower level. The suite, which is presently occupied by the owners can be rented out by the week during tourism season or once again become part of a single family home. This suite is fully equipped with a small kitchenette, living room with a floor-to-ceiling, local stone, wood-burning fireplace, office, bath, laundry room & plenty of storage.

This magnificent property is located in the heart of the Shuswap just 50 minutes from Kamloops & only 20 minutes to shopping, restaurants & hospital in Salmon Arm.

Outdoors, relax in the 8-person Beachcomber, hot tub or rest on the new 865 sq. ft. deck that wraps the entire back of this home, or enjoy nature as you listen to the many songbirds & quiet setting this property offers. Below the main deck is a covered back porch that leads to another storage area & workshop.

All the main work including new roof, new deck, new driveway & new furnace have all recently been upgraded. It's just waiting for your personal stamp. This warm & cozy home with a peaceful setting won't last long.

Property Identifiers & Contact Information	Property Details
Listing Price: Contact Us	Living Room: 24' x 17', w/fireplace
MLS® #:	Den: 11'3" x 11'2"
Type of Listing: Private Sale	Kitchen/main floor: 12' x 8'
For Information Contact: Seller directly	Dining Room: 14'.6" x 13'
Contact Name: Kimberly or David	Master Bedroom: 18' x 13'.6", w/fireplace
Contact Phone 1: 1-250-675-4405	Bedroom 2: 15 x 11.6"
Contact Phone 2: 1-866-768-3722	Bedroom 3: 15.6 x 15
www.aroversrest.com	Bedroom 4: 13' x 11'9"
Contact Email: info@aroversrest.com	Loft: 13'x 11'6"
Next Open House: Not yet scheduled	Sunroom: 13' x 9'
Street Address: 2660 Balmoral Road	Lower Level Family Room: 20' x 17', w/fireplace
City/Town/Community: Blind Bay, BC.V0E 1H1	Lower Level Bedroom: 13' x 11'.9"
Lot Size: 1.21 acres	Lower Level Office: 8' x 15'
Total Sq. Footage: 4382 sq. ft (approx.)	Lower Level Laundry: 11' x 5'
Main floor Living Area: 3182 sq. ft (approx.)	Garage/Carport: About 720 sq. ft.
Basement Living Area: 1200 sq. ft (approx.)	Flooring: Carpet / ceramic / wood
# Bedrooms: 5 - # Bathrooms: 4	Heating System: Forced air (2009), 3 fireplaces & Electric Panels
Exterior: Cedar log home	Heating Fuel: Natural gas & wood
Roof: Asphalt shingles (2004) 25 yr. warranty	Workshops: 22' x 8' & 7' x 9'
Year Built : 1975	Sewer: Septic
Water: Private	
Included: Beachcomber Hot Tub: 8 person, lawn mower, wood-splitter, 2 freezers, snow blower & more	

This home is turn-key ready with almost everything you see.