 Night Swan Intracoastal

Bed & Breakfast

512 South Riverside Drive

New Smyrna Beach, Florida 32168

Patricia F Detwiler, Realtor/Consultant

Hospitality Properties For Sale LLC

13 Bay Cedar Court,

Royal Palm Beach, FL 33411

561.223.3201

[www.HospitalityPropertiesForSale.com](http://www.HospitalityPropertiesForSale.com)

[HospitalityPropertiesForSale@gmail.com](mailto:HospitalityPropertiesForSale@gmail.com)

**Realtor/Consultant Disclaimer**

Hospitality Properties For Sale LLC, Bed and Breakfast Consultant Service and its representatives believe that the information herein is reliable, but it has not been independently verified nor guaranteed. Information is subject to change without notice. There may be additional information available to a purchaser from other sources. Purchasers should exercise all due diligence they feel necessary and should not rely solely on the information contained herein for the success of any future or contemplative business venture.

**Non-Disclosure of Material**

The information contained herein is of a sensitive nature. The owners of the property and business do not want this information to be shared with anyone other than for legal and/or tax advisors; this information is being released on the understanding that it will not be reproduced or disseminated without written permission from Hospitality Properties For Sale LLC and only after agreeing in writing, to maintain the confidentiality of the information.

*The recipient states that he/she is inquiring about business opportunities with the intent to purchase and not for the purposes of gaining information for others.*

*Recipient further agree not to attempt to circumvent Broker’s Commission Agreement with any Seller and to communicate all offers I may wish to make through Hospitality Properties For Sale LLC, the Broker.*

Night Swan Intracoastal Bed & Breakfast

***Property Description***



# Paradise in New Smyrna Beach…The beautiful Night Swan Intracoastal Bed & Breakfast

The charming, romantic and historic inn has been seen on the Travel Channel’s **“Hotel Showdown Impossible”**and rests in one of the most beautiful locations in New Smyrna Beach. While the breathtaking views and cozy atmosphere enhances any stay, many of the guests return again and again for the impeccable dedication to one-of-a-kind vacation experiences. The proximity to the shore allows you to enjoy the beautiful outdoors, take a ride on the Schooner Ondine or seek other adventures right on the water. Night Swan is also one of the most popular wedding venues in New Smyrna Beach. Guests enjoy beautiful waterfront ceremonies and receptions, creating lifelong memories for all.

# Things to Do in New Smyrna Beach, FL

# Night Swan is located in New Smyrna Beach on Florida’s East Coast. There are many things to do in New Smyrna Beach, FL and surrounding areas. There are so many attractions to choose from that you will have to figure out how to squeeze everything in during your stay. From local parks and river tours to the Canaveral National Seashore, there is something for everyone to experience.

# While staying at New Smyrna Beach, you will want to explore Canaveral National Seashore, a historic barrier island and one of the longest pristine shores in Florida. Outdoor enthusiasts will also love Smyrna Dunes Park and the Marine Discovery Center, both only a few miles from Night Swan. Guests may want to venture out on their own with a boat rental or on a kayak trip.

# There are day spas nearby or local golf clubs that may interest guests for a morning or afternoon. Visitors who are into art and theater will enjoy a local performance at the Atlantic Center for the Arts or visiting the Hub on Canal Art Gallery that features several local artists.

**Property Highlights**

Turnkey offering

Sales Price: $1,300,000

* 9 Guest Rooms with 10 private baths
* Two buildings on the property include The Main House 7 bedrooms with private bathrooms, and 1 Full Bath in Common Area. The Guest Cottage includes 2 bedrooms and 1 bathroom upstairs (shared suite) and 1 bedroom and 1 bathroom downstairs with mini kitchenette, ADA compliant with a spacious floor plan.
* The Main House has a “guest” kitchen that has refrigerators and microwaves, wine glasses and silverware
* Free Wi-Fi available
* Intracoastal Waterway Views, Beautiful Gardens, Outdoor Patios and Porches
* Bathrooms with pedestal sinks, cultured marble showers, tile walk-in showers
* Pet-friendly rooms
* Rooms available with private entrance and kitchenette
* Zoning: Single Family
* 5728 Square Feet Total (including porches and deck) The Main House
* 1476 Square Feet Total – The Guest Cottage
* 1302 Square Feet – Boat Dock
* 792 Square Feet - Garage
* Volusia County, New Smyrna Beach, Florida
* Year Built 1923
* Lots 29 and 30 (Frontage 100 ft X 150 ft.)
* Yearly Average Occupancy: 2015: 37.46% and 2016: 41.14%
* Gross Revenue 2015: $174,648.52
* Gross Revenue 2016: $196,355.97

***Rooms***



(Regatta Room – Main House)

# Beautiful Guest Rooms and Amenities

**The Main House** offers 7 beautiful Guest Rooms with full baths, and **The Guest Cottage** offers a 1 room suite and a 2 room suite.

Guests also have use of **5 boat slips** at ***Night Swan’s*** deep-water dock located right across the street from the Main House.

# Main House Rooms

  

## RIVER BREEZE SOUTH ROOM

This beautiful guest room is **Night Swan's most popular room**! Its **second-floor**perch features **a private balcony**that **overlooks the waterway,** a**queen-sized bed,** and a**private bathroom.** The**2 large windows**provide guests with **plenty of sunlight**and a **pleasant ocean breeze**.

# Cottage House Rooms

The Cottage House consists of two bright and cozy rooms, the **Mainsail Suite**and the **Magnolia Suite.**

Both of these beautiful New Smyrna Beach accommodations are **ADA compliant**and provide **homey amenities**. The suites are also **pet-friendly,** so bring your furry friends to enjoy your vacation with you!

****

## MAINSAIL SUITE

The Mainsail Suite is the Cottage House’s**first-floor**accommodation, a spacious floor plan. This **ADA compliant**room features **pet-friendly service**, lovely **beach decor**, and a **kitchenette.**







