

THE INN AT GRAY'S LANDING DETAILED PROPERTY SPECIFICATIONS

PROPERTY LOCATION INFORMATION

Type of listing	Commercial (Bed and Breakfast Inn) and Residential
Physical address	401 South King Street, Windsor, NC 27983
Marketing city	Windsor
Within city limits?	Yes
County in North Carolina	Bertie



*The Front Veranda and Main Entrance of The Inn at Gray's Landing –
Perfect for Rocking an Entire Afternoon Away – With a Mint Julep in Hand!*

LIST PRICE AND TERMS OF PURCHASE

Listing status	Active
List price	\$399,000
Terms	Cash, conventional

TAX-ASSESSED VALUE AND ANNUAL TAXES

Tax-assessed value	\$353,476
Total real estate property annual taxes	\$3,570
Year of tax assessment	2019
Special assessments	None



View of the Inn at Gray's Landing from King Street – Windsor's "Main Drag" – Showing Its Unique Turret Style Outdoor Seating Area (on right), as well as the Inn's Colonial Rose Garden (on left)

PROPERTY CHARACTERISTICS

Listing type	Single family
Zoning	R-7
Number of acres	0.28
Sub-type	Residence
Located within sub-division?	No
Year built	1790
Lot description	Double lot: corner lot + adjacent lot
Style	Historic home
Located within Historic District?	Yes
Historic District modifications	No restrictions
Road type and frontage	Public, city street
Number of stories	2
Total square footage	5,500
Total heated square footage	5,500
Heating system	Electric, heat pump, propane, forced air
Air conditioning system	Central, zoned
Total heating/air conditioning systems	4
Total heat pump/electric systems	2
Total heat propane/electric systems	2
Number of detached storage barns	1



Night-time View of The Inn and Rose Garden from King Street

ARCHITECTURAL SPECIFICATIONS

Construction	Wood frame
Construction type	Stick built
New construction?	No
Exterior finish	Wood siding
Foundation	Crawl space
Roof type	Architectural shingle and metal
Exterior features	Storm doors and storm windows



The Inn's Side Entrance on Pitt Street Features an ADA-Compliant Wheelchair Ramp. Note the Two Screened-In Verandas (on right), One Upstairs, One Downstairs.

EXTERIOR FEATURES

Garage?	None
Attached garage spaces	0
Detached garage spaces	0
Total garage spaces	0
Carport?	None
Total carport spaces	0
Driveway parking	Yes, on-site
Fencing	Picket, partial, surrounding Rose Garden
Waterfront?	No
Waterview?	No
Handicap accessible?	Yes
Exterior handicap access ramp?	Yes

DETAILED PROPERTY SPECIFICATIONS

Total number of rooms	15
Total number of baths	7
Full baths	6
Half baths	1
Interior features of note	9-foot ceilings
Master bedroom level	2 nd floor
Dining room type	Two formal dining rooms
Flooring type	Carpet, tile, wood
Total porches, covered, screened	2
Total porches, covered, unscreened	2
Total balconies	0
Total decks	0
Total hot water heaters:	3
Total electric hot water heaters:	3
Total gas hot water heaters	0
Total fireplaces	7
Total gas-log fireplaces	1
Fuel tank type	Propane
Fuel tank capacity	500 gallons
Fuel tank ownership	Owner, conveys with property
Attic	Partially floored
Crawl space type	Unfinished
Laundry room location (washer)	Downstairs
Laundry room location (dryer)	Upstairs



One of the Inn's Spacious Guest Rooms Faces the Setting Rather Than the Rising Sun, Allowing Guests to Sleep as Late as They Wish

UTILITIES

Utilities, electricity	Municipal, provided by Town of Windsor
Utilities, water	Municipal, provided by Town of Windsor
Utilities, sewer	Municipal, provided by Town of Windsor
Utilities, garbage collection	Municipal, provided by Town of Windsor



The Inn's Inner Commercial Kitchen Features Restaurant-Grade Appointments Including Stainless Steel Food Prep Tables, a Six-Burner Gas Stove with Oven, a Barbecue Grill, a Flat Grill, an Exhaust Hood, a Warming Table for Keeping Food Hot Prior to Serving, a Convection Oven, a Sandwich-Making Station with Refrigerator, a Restaurant-Grade Commercial Refrigerator, a Restaurant-Grade Commercial Freezer, a Trash Compactor, and an NSF-Approved Dish Sanitizer

NEIGHBORHOOD AMENITIES

Recreational facilities within city limits	Zoo, Playground, Campground, Tree House Village, County Sports Facility, YMCA, Baseball Park, Wetlands Walk, River Boardwalk, Hiking Trail
Healthcare facilities within city limits	Hospital, County Health Clinic, Rural Health Clinic, Rehabilitation Center, Nursing Homes, Dental Clinic, Kidney Dialysis Facilities, Alzheimer's Care Facility, Optometrist
Churches within walking distance	4
Elementary school	Yes
Middle school	Yes
High school	Yes
School district	Bertie County School District
Home owners' association	No



The Inn's Main Dining Room is Perfect for Special-Event Office Parties, Birthday and Anniversary Celebrations, and Bridal Showers

PROPERTY REGISTRATION INFORMATION

Deed book	861
Deed page	976
Plat book	n/a
Plat page	n/a
Tax identifier	6802-83-2226
PID	6802-83-2226
Cobra zone	No



The Guest Rooms at the Inn are Spacious and Well-Appointed

PROPERTY HISTORY AND RENNOVATIONS

Known as the Gillam Bell House, THE INN AT GRAYS LANDING was built in 1790.

This Colonial Revival-style residence, located in Windsor's Historic District, occupies a well-landscaped double lot, and features a Williamsburg-style rose garden and bricked rear driveway.

In use as a Bed and Breakfast Inn since 1998, this fabulous historic home is truly one of a kind in Windsor.

Double screened verandas dominate the rear elevation, and spacious side verandas facing both King Street and Pitt Street connect to a semi-octagonal gazebo seating area adjacent to the front entry.

The residence was completely modernized in 1986 with the addition of numerous amenities, including a spacious, ADA-compliant wheelchair ramp. All rooms on the first floor including the downstairs bedroom and bath were likewise made entirely wheelchair accessible.

Following the Inn's complete renovation in 1986, the *Inn* now has:

7 Bedrooms,
6 full bathrooms and one half-bath,
2 formal dining rooms,

a butler's pantry,
 a parlor,
 a library,
 a large foyer,
 an upstairs hallway with seating area,
 7 fireplaces, one of which has been modernized with propane-fired logs.
 classic colonial-style 9-over-9 windows with slider screens and storm windows.

The *Inn* likewise now features a large commercial kitchen with

stainless steel food prep tables
 a 6-burner gas range with oven with a restaurant-grade exhaust system
 an electric convection oven,
 a warming table for keeping food hot prior to serving,
 a restaurant-grade commercial refrigerator,
 a restaurant-grade commercial freezer,
 a restaurant-grade commercial icemaker,
 an NSF-approved dish sterilizer,
 a trash compactor,
 an indoor barbecue grill,
 a flat grill,
 a sandwich-making station with refrigerator and
 a washing machine for washing linens

The HVAC system includes two gas furnaces, two heat pumps, and 4 zone-type air conditioning systems.



A Sitting Room Adjoining One of the Inn's Guest Rooms, Which Features a Full-Size Sofa, a Victorian Wing-Back Chair, and a Desk

SALES CONTACT INFORMATION

Marketing representative	Lynette Mallery, owner
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