



GAY STREET INN

160 Gay Street, Washington

\$995,000



CHERIWOODARDREALTY

37C Main Street • Sperryville, VA 22740

540.987.8500 • www.cheriwoodard.com

THE INN



The Blue Room Guest Bedroom



Guest Breakfast Area



Library

"The B&B has everything you would expect, quiet, understated elegant, inviting. I stayed in the Garden Room, tastefully furnished, lots of light, pristine clean. The owners, Gary & Wendy went out of their way to make my stay enjoyable. Breakfast was great. This B&B is within walking distance to the Inn at Little Washington restaurant, where I took dinner. A perfect experience all around. And, yes, I will be back."

~ BedandBreakfast.com Review

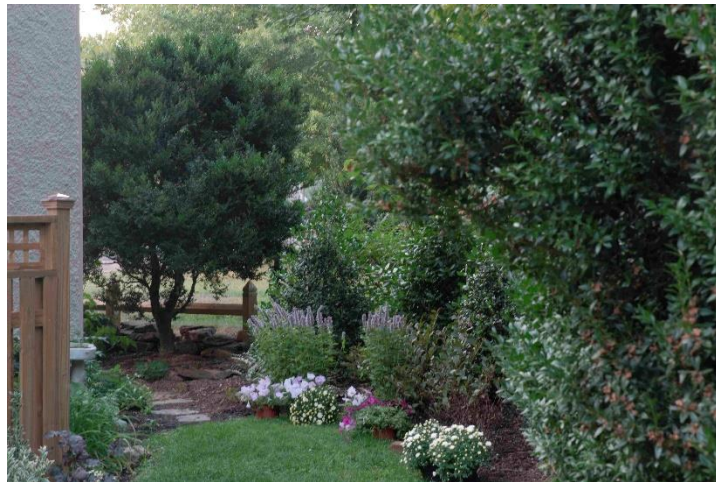
THE GROUNDS



Outdoor Seating Area



Gardens



Mature Landscaping

The Inn has delightfully landscaped grounds with extensive ornamental gardens and a lovely back lawn. The lawn is easily accessible to guests through two pairs of double doors that lead out from the guest dining area.

INNKEEPERS' QUARTERS



Innkeepers' Dining Room



Master Bedroom



Private Porch

Unlike many inns where the innkeepers' quarters are often an afterthought, the private portion of Gay Street Inn is quite roomy and comfortable. The innkeepers' have a private dining room, living room (which can double a second bedroom), library and a very generous master bedroom. Perhaps, one of the best elements is the large wisteria covered porch off of the innkeepers' dining room.

Rappahannock County B&B Room Rates

Inn	Location	Room Rate	Rooms
Gay Street Inn	Washington	\$199-\$269	5
Belle Meade	Sperryville	\$160-\$220	5
Conyers House	Sperryville	\$165-\$300	5
Fairlea Farm	Washington	\$155-\$205	4
Flint Hill Public House	Flint Hill	\$150-\$250	4
Foster Harris House	Washington	\$269-\$369	5
Glen Gordon Manor	Huntly	\$275-\$495	7
Hopkins Ordinary	Sperryville	\$169-\$339	5
Inn at Little Washington	Washington	\$505-\$3800	24
Inn at Mount Vernon	Sperryville	\$209-\$349	6
Middleton Inn	Washington	\$295-\$595	5
White Moose Inn	Washington	\$325-\$575	6
Belle Meade	Sperryville	\$160-\$220	5

At A Glance:

- Price: \$995,000
- MRIS:
- CAAR:
- Acres: 0.37
- Years run as B&B: 29
- Year open as a B&B: 1987
- Taxes paid in 2015: \$7,214.20
- Guest Bedrooms: 5
- Guest Bathrooms: 5
- Inn Keepers' Bedrooms: 1
- Inn Keepers' Bathrooms: 2
- Year Built: 1850
- Year Last Renovated: 2005
- New Metal Roof in 2015
- Living Area: 4,868 sq ft
- Levels, including basement: 3
- Heat Type: Forced Air, Baseboard
- Heat Fuel: Propane
- Cool Type: Central AC
- Cool Fuel: Electric
- Sewer and Water: Town
- Exterior: Stucco