



# Beautiful RESTAURANT AND HOME!



## *Napanee Ontario*

**GREAT OPPORTUNITY TO PURCHASE AN INVESTMENT PROPERTY, MONEY MAKING RESTAURANT / EVENT SPACE, AND 4 BEDROOM HOME ALL IN ONE!**

29 YEARS OF WORK AND LOVE HAS BEEN PUT INTO THIS 1.53 ACRES TO CREATE A BEAUTIFUL HOME AND A PROFITABLE RESTAURANT.

### **RESTAURANT**

127 SEATS INSIDE, 56 ON THE OUTDOOR PATIO, AND 144 IN THE GARDEN AND EVENT TENT.

3,190 SQ.FT. OF SPACE IN A BEAUTIFULLY DECORATED AND CLASSY SPACE.

INCLUDES A LARGE GARDEN, COVERED TENT, AND IS PERFECT FOR WEDDINGS AND EVENTS.

### **HOME**

1,934 SQ.FT. 3 BEDROOM HOME WITH 2 BATHROOMS, OFFICE, LIVING ROOM, FAMILY ROOM, DINING ROOM, MODERN MARBLE TOP KITCHEN. COMPLETE WITH DECK, HOT TUB, AND SWIMMING POOL!

**PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**

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