

Room Rates 2025

Room	Winter 12/1/24 – 3/29/25	Spring 3/30 – 5/21	Summer 5/22 – 9/20	Fall 9/21 – 11/30	Description
1	\$595 / 425	\$625 / 425	\$925.00	\$625 / 425	2 nd floor overlooking Main Street • king bed • gas fireplace • marble bath. 300 sq ft + Bath
2	\$375 / 295	\$425 / 325	\$575.00	\$425 / 325	2 nd floor overlooking Main Street • queen bed 168 sq ft + Bath
3	\$450 / 325	\$550 / 350	\$750.00	\$550 / 350	2 nd floor facing back • king bed • marble bath 212 Sq. Ft. + Bath
4	\$595 / 425	\$625 / 425	\$925.00	\$625 / 425	Street level • faces Main • king bed • gas fireplace • dressing room • desk • refrigerator • room for cot or crib 296 sq ft.
5	\$375 / 295	\$425 / 325	\$575.00	\$425 / 325	2 nd floor • private • bathroom located directly outside door • king bed (or two twin beds) 170 sq ft.
6	\$450 / 325	\$550 / 350	\$750.00	\$550 / 350	Private entrance Street level • king bed 180 sq ft + Bath
Carriage House	\$1195 / 850	\$1295 / 995	\$2200 w/d \$2395 w/end and daily July and August	\$1295 / 995	• 2 bedrooms • 2 bathrooms • 2 floors • butler's pantry • living & dining areas • gas fireplace • second floor king size bed can convert to two twins • seating porch with views of the garden. 920 SQ FT.

Cancellation Policy-

With one month or more notice, a full refund is given minus a **\$100.00 cancellation fee**
 Less than one month notice the 50% deposit is forfeited
 Cancellations within 72 hours of arrival will be charged for the full stay

Minimum Stays-

3-night minimum on weekends in July/August
 2-night minimum on weekends out of season
 3-night minimum on **holiday weekends (Memorial Day, Labor Day, Columbus Day)**
 4-night minimum on 4th of July
 2-night minimum on Thanksgiving

Tax and Service Charge: 19.125%

Rates include breakfast.

Rates are based on double occupancy. Additional guests are \$75.00 per person, per night.
