



**The Avenue
Bed and Breakfast
Manitou Springs, Colorado**

Offered for Sale at \$950,000

Inn Matchmakers



About The Inn



Front Porch

It feels like a walk back in time when entering this romantic Victorian home. From the original stone fireplace to the many antiques found throughout, guests can easily imagine what life must have been like more than a century ago.

Built in 1886, this wonderful seven-guest room Queen Anne B&B is located in the heart of the Historic District in charming Manitou Springs, near Colorado Springs. It was the first B&B that opened in town.

Private bathrooms, several with original claw foot tubs, and a Jacuzzi nestled in the beautiful backyard garden all make this the perfect relaxing retreat.



Guest Room

The first floor houses the dining room, His and Her Parlors, His with stone fireplace, guest telephone and data port, TV/VCR/DVD and wireless access. It's a great space for small weddings, commitment ceremonies, receptions or a site for seminars, retreats and classes.

Guest rooms are all upstairs and decorated with period furniture. All are air conditioned.

The spacious owner's quarters are currently in the main house and includes one bedroom and one and one-half baths plus an office.



Innkeeper's Quarters

The separate Carriage House, a one-bedroom garden style apartment with queen bed and futon, a full kitchen and wonderful garden views with an upstairs apartment, is perfect for longer term stays or even the private owner's quarters.

Just steps away from the B&B are found an eclectic mix of restaurants, lively shops and an array of art galleries to satisfy most every taste. The town itself is conveniently located in the Colorado Rocky Mountain foothill region of Pikes Peak, Home of Pikes Peak Cog Railway and Pikes Peak Highway, just four miles west of Colorado Springs.



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Oasis



Dining Room



Bathroom



Bathroom



Guest Room



Carriage House Guest Room



Carriage House Bath



Carriage House



Carriage House Kitchen/Dining Room



About Manitou Springs

Manitou Springs is a colorful, artistic and culturally diverse community rich in Indian culture. It has been called the Saratoga of the west, and there is much to do in the area: hiking, biking, river rafting, train rides, horseback riding, traveling the Pikes Peak Highway, sightseeing and tours, including Cave of the Winds, ancient cliff dwellings, Ghost Town Museum, and Seven Falls, just to mention a few.

Located 65 miles south of Denver and only four miles west of Colorado Springs, this charming artsy community is filled with a wealth of Colorado history, eclectic architecture, galleries and eateries. Tucked between the breathtaking Garden of the Gods and famous Pikes Peak, this magical town is named after “Manitou”, a Native American word for spirit. Nine named mineral springs throughout town are fed by the snows of Pikes Peak. Long before white men traveled here, the Ute, Cheyenne and many other natives considered this area sacred.

Additional area attractions include hot air ballooning, scenic jeep tours, the Cheyenne Mountain Zoo, the Flying W Ranch and the Air Force Academy Visitor Center, open year round.

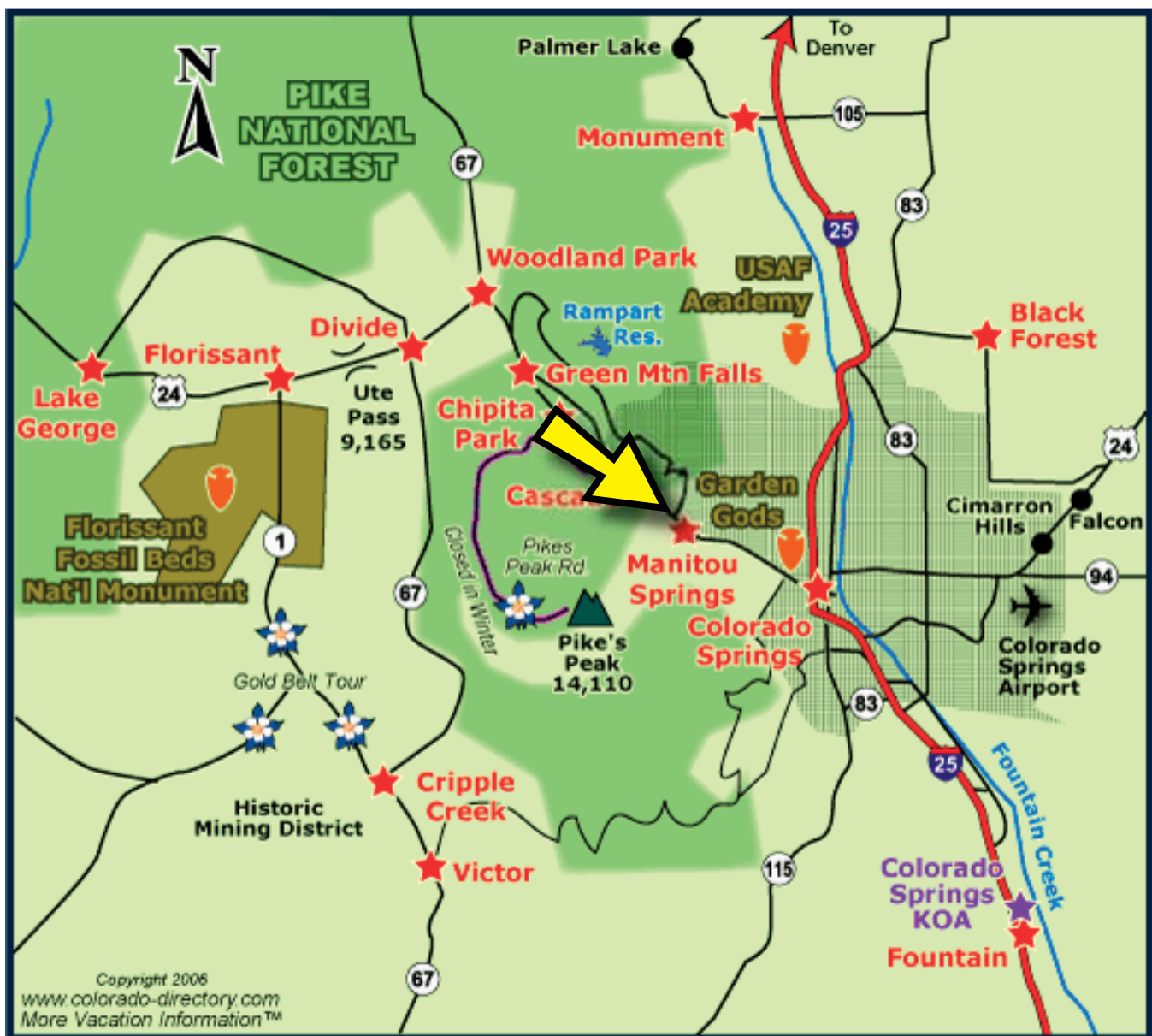
In Manitou Springs, you can truly get away and relax, or you can be as busy as you want to be. That’s the spirit.



Pikes Peak and Garden of the Gods



Manitou Springs and Surrounding Areas



Inn Matchmakers

Who We Are

Inn Matchmakers is one of the most active inn brokers in the country. Throughout the course of each year, hundreds of prospective inn buyers seek us out when in search of the Colorado hospitality property they dream about, a search that oftentimes spans a number of years. This can be very frustrating for many as the economics of inn ownership is changing, and our job is to help aspiring innkeepers gain a realistic sense of their options.

We do our best to stay on top of the market here in Colorado. By traveling the state in search of the perfect “match” for our aspiring innkeeper clients, we have seen much of the available inventory. And, because we know that finding the right property can be a long process, we’re committed to long term relationships with our clients, both prospective buyers and also with innkeeper owners.

There are well over 700 unique hospitality properties in the state at this time, and we maintain a database of the bulk of the available properties.

When properties are on the market, we often work collaboratively with a number of listing agents across the state so that we may offer our clients a broad selection of inventory to choose from. Over the years we have gathered financial and other information on many properties, and are therefore in the perfect position to assist aspiring innkeepers with their search. This can save innbuyers valuable time.



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Recent Transactions

Representing Buyers

The Hardy House (renamed the All Aboard Inn), Georgetown
The Climbing Cub, Divide
The Sodbuster Inn, Greeley
2300 Downing Street, Denver
The Cascade Escapes (renamed The Blue Spruce Inn), Cascade
Willow Pond Bed & Breakfast, Grand Junction
The Ice Palace Inn, Leadville

Representing Sellers

The Hardy House (renamed the All Aboard Inn), Georgetown
The Cascade Escapes (renamed The Blue Spruce Inn), Cascade
The Ice Palace Inn, Leadville

Current Listings

The Galena Street Mountain Inn, Frisco
The Avenue Hotel, Manitou Springs
The Sodbuster, Greeley
The Western Skies, Keystone
2300 Downing, Denver
815 Spruce Street, Leadville
The Abriendo Inn, Pueblo

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What Our Clients Are Saying About Us

“Roxanne and Becky did a fantastic job. We couldn’t have been happier with the way in which our transaction was carried out. They literally went the extra 350 miles to help us realize our dream. Their dedication didn’t end once the papers were signed, they have been a constant source of support and we consider ourselves lucky to have found them. We were never pressured, they wanted us to be happy with our purchase and were willing to stick with us until we found the right property. They work very well as a team, so you get twice the experience. They are the Lennon/McCartney of real estate...”

David and Laurie Lester, Innkeepers, Willow Pond, Grand Junction, CO

“After listing our inn for a year with a local agent, we were yet to have a SINGLE showing on our B&B. We had met Roxanne because had shown our property a couple of times before we listed with them. Because she and Becky have a steady stream of qualified buyers, our property was shown much more often. Becky and Roxanne did a great job of interviewing prospective buyers beforehand so that only those who had a clear understanding of the inn and the area, and who were qualified to finance the property were shown the inn. The way they approached the job of selling the property saved us a lot of time and effort. Financing was another area where the team’s experience was important because they knew how to structure the transaction in a way that would work. We’re so happy with our experience that we have also listed our personal residence, a former Victorian B&B, and signed a 1 1/2 year listing contract.”

Giles and Kami Kolakowski, Former Innkeepers, The Ice Palace Inn, Leadville, CO

“It was our great good fortune to find Roxanne and Becky to guide us through the process of finding the perfect bed and breakfast inn to suit our needs. Roxanne was untiring in showing us properties far and wide and Becky’s assistance and attention to the details of the necessary forms and signatures during the closing process was invaluable. They continue to be a supportive and professional resource many months later and we will treasure their friendships for many years to come.”

Bill and Lynda Martinez, Innkeepers, Blue Spruce Inn, Cascade, CO

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