

The Agate Cove Inn

Fall in Love with the Agate Cove Inn



Once A Brewery with an Ocean View

The village of Mendocino was founded in 1852. One of the key services in a lumber town is, of course, making beer. Responding to this pressure, an Austrian immigrant named Mathias Brinzing established the first Mendocino brewery here at Agate Cove (the brewery itself was next door by the stream, but it was all one property back then). The main farmhouse was built in 1860 by Brinzing as his own residence — he certainly chose the finest view on this stretch of the coast!

The property was also home to a turn-of-the-previous-century apple orchard, and half a dozen trees still produce fruit. The exterior of the Farmhouse appears much as it did a hundred years ago, with a candlestick fence framing the entry garden. The property became an inn around 1980, and there have been five sets of owners over the last 25 years. You can still find Sallie MacConnell in town at her store SallieMac.

Two acres of lovely coastal gardens display a myriad of colorful flowers, shrubs, berries and herbs. Flagstone pathways meander around the Mendocino cottages, rose garden, lawns and trees. Find your own favorite spot to dream or picnic. Relax in the hot tub, nap in the hammock for two, or choose the loveseat swing, lounge chairs, benches or Adirondack chairs for a front row seat to watch the sun dip into the sea. Several fountains, bird baths and our little stream attract a variety of birds, bunnies and wild life however, the greatest water feature in our yard is the Pacific Ocean.

Life Is Complete with Breakfast and an Ocean View at Our Mendocino Inn.

All rooms have feather beds, Scandia down comforters, luxury linens, hair dryers, robes, coffee machines, refrigerators, microwaves, cutting boards, ice buckets, glasses, flat screen T.V, HBO, DVD and CD players, fire places, private decks, iron and ironing boards, complimentary sherry, games, toiletries, and a guest directory.

Meander Our Beautiful Coastal Gardens



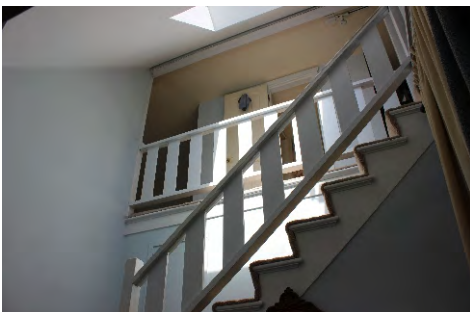
A rare opportunity to own a Historic Ocean View Mendocino B&B. Unobstructed, breathtaking views of the Pacific Ocean and rugged headlands. Starting as Pine Cove Brewery during the Redwood Lumber-milling Boom, this 1860 Farmhouse was once of the original buildings in Mendocino. About 35 years ago, the Farm House was converted and fully restored, and 8 additional detached Cottages were strategically built on the 2 acres, thus Agate Cove Inn was born. Named after precious stones, each of the 10 Cottages with Ensuites is distinctly designed and furnished with its own unique style and include a fireplace, kitchenette, and a deck or patio with a view. The fully remodeled Farmhouse includes the Private Owners' quarters, kitchen, Ocean-View breakfast room, gift shop, plus 2 attached guest Suites. The other 8 Cottages are placed amid meandering paths, fragrant gardens and water features. One of only two B&B's in Mendocino with a Beer & Wine License, this Boutique B&B is an amazing business opportunity among the Redwoods on the Pacific Ocean.

Room for Revenue Growth;

- ♦ Extended Menu to include an Evening Meal: Agate Cove is one of only 2 B&B's in Mendocino with a Beer & Wine license which would support an evening event, and perhaps renown Chef.
- ♦ Host Weddings, currently Agate Cove hosts Elopements only
- ♦ Gift Shop Expansion

All buildings have undergone modernization, electric, plumbing, windows, floors, etc.



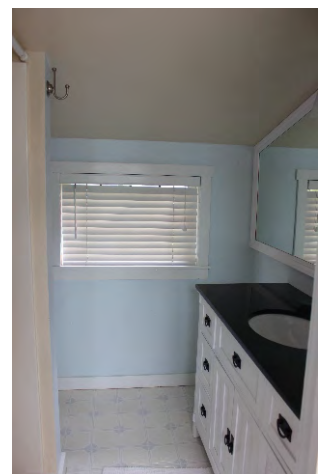


**Spacious, private and
capable of expansion.**

♦Crystal, the front Suite with the most amazing white water views on the property.

♦Ruby, a cozy, private bedroom Suite at the back of the farmhouse.

Both Suites can be annexed back into the owner's quarters for added comfort or can be maintained as separate rentable rooms for added revenue.





Common Areas

- ♦ Ocean Viewed Breakfast Room ♦ Great Room with Fireplace ♦ Huge Kitchen ♦
- ♦ Guest Services Room ♦ Gift Shop ♦ Front Office ♦ Powder Room ♦
- ♦ Laundry Room ♦ Spa/Massage Room ♦ and a Jacuzzi ♦
- ≈ Meandering Garden Paths traverse the 2 Acre property ≈



Cottages

Room Dimensions;

Sunstone - 20' 4" X 20'

Diamond - 21' X 12' 4"

Ruby - 17' 5" X 17' 4"

Amber / Jasper - 25' 10" X 14' 3"

Obsidian / Emerald - 17' 6" X 30'

Moonstone - 24' X 14' 3"

Zircon - 25' 10" X 14' 3"

Garnet - 30' X 18'

Topaz - 27' 4" X 18'

Crystal -

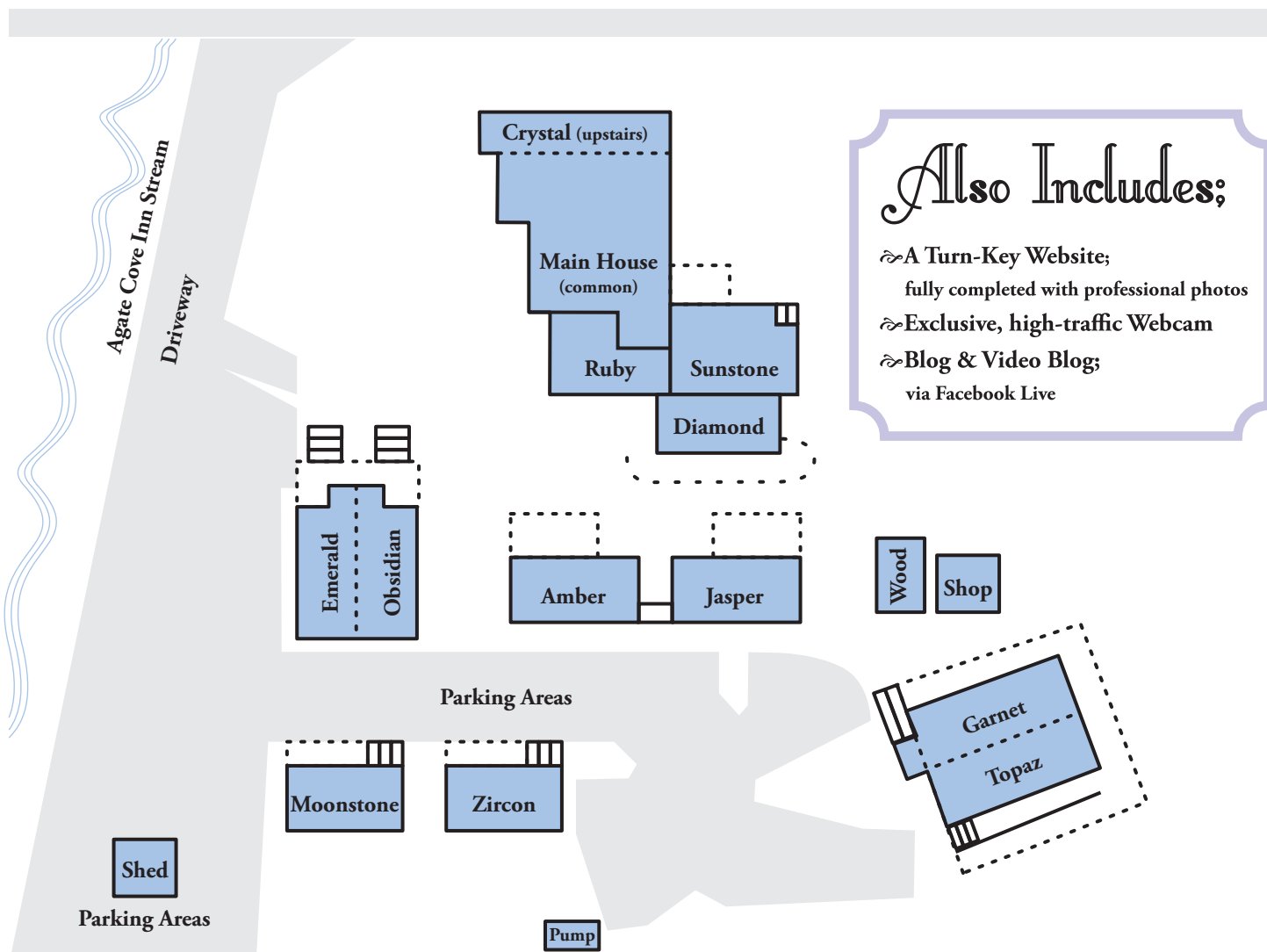
Cottage & Suite Amenities;

- + Feather beds, Scandia down comforters, luxury linens
- + Fireplace
- + Private decks
- + Ocean Views
- + Spa tubs in some units
- + Complimentary Sherry
- + Hair dryer, iron and ironing board
- + Refrigerator & microwave
- + Bar ware and cutting board
- + Coffee maker, mugs
- + Shampoo, conditioner, bubble bath
- + Lotion & soap
- + Robes
- + CD player, music, movies
- + Flatscreen TV, HBO, DVD players
- + High Speed WI-FI Internet

Agate Cove Inn Amenities;

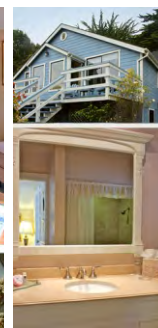
- + Full Breakfast
- + Hot Tub (outdoor)
- + Complimentary homemade biscotti, popcorn and hot beverages
- + Complimentary use of our beach umbrella, chairs, spa towels, and blankets to take outside
- + Complimentary Courtesy Phone
- + Ice Making Machine
- + Board games and Books
- + Library of DVD movies and CD music
- + Spa/Massage Room
- + Guest Services Room
- + Gift Shop
- + Free parking
- + Car Charging Station
- + Pet Friendly (Topaz & Garnet)
- + Handicapped Accessible (Topaz)
- + Beer and Wine for sale
- + Walking distance to the village

Pacific Ocean



Also Includes;

- ~ A Turn-Key Website;
fully completed with professional photos
- ~ Exclusive, high-traffic Webcam
- ~ Blog & Video Blog;
via Facebook Live

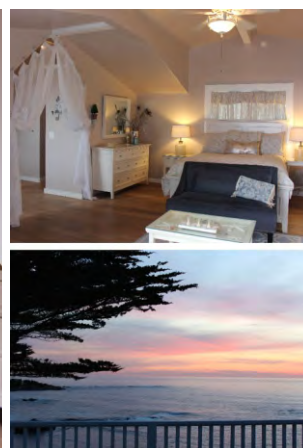


- + King Feather Bed
- + Private Bath w/Double Shower
- + Large Soaking Tub for 2
- + Pull-out Queen Sleeper Sofa
- + Cedar-lined Walk-in Closet

Emerald

\$379 to \$399

Ten steps up to your private deck and spacious cottage allow for the best ocean view on the Mendocino Coast. A stunning view of the gardens and the sea can be enjoyed from the king size feather bed, the picture window in the sitting area and the deck. Hardwood flooring, travertine tile and white wainscoting are a subdued palate that do not compete with your colorful view of the gardens and sea. The over-sized cottage has a cedar lined walk-in closet and a fireplace. The bathroom has a double shower, a large soaking tub for two and a granite counter.

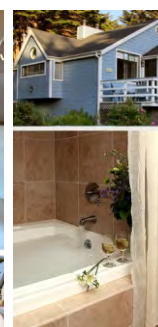


- + King size bed
- + Slipper soaking tub with ocean view
- + Separate shower
- + Mirrored closet doors
- + Spectacular ocean view
- + Hardwood floors

Crystal

\$379 to \$399

The Crystal Suite is so close to the ocean that you feel like you are on a cruise ship. There are two sets of French doors that lead to the 35' long private deck. The ocean view here on the second floor is unbeatable. The furnishings are light with a casual elegance.



- + Stunning Ocean & Garden View
- + King Feather Bed
- + Sitting Area w/ Leather Sofa / Futon
- + Soaking Tub for 2 w/ Double Shower
- + Cedar-lined Walk-in Closet

Obsidian

\$379 to \$399

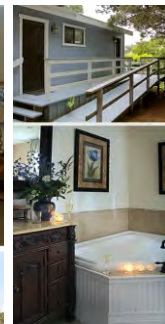
Ten steps up to your private deck and spacious cottage allow for the best ocean view on the Mendocino Coast. A stunning view of the gardens and the sea can be enjoyed from the king size feather bed, the picture window in the sitting area and the deck. Hardwood flooring, travertine tile, sand colored walls, grey blue furnishings and white wainscoting create a quiet sea side color scheme. This oversized cottage has a cedar lined walk-in closet and a fireplace. The bathroom has a double shower, a large soaking tub for two and a granite topped vanity.



- + Queen Feather Bed
- + Ocean View
- + Private Bath w/ Separate Shower
- + 2-Person Jetted Spa tub
- + Mirrored Closet Doors

This separate cottage has the best of both worlds. It is tucked into the garden offering colorful garden views and beyond there is a wonderful ocean view looking west. Amber is light and sunny decorated in grey, white, black and peony. A cozy corner fireplace provides warmth and ambient light. Enjoy the white water ocean views from your queen size feather bed or step onto a private deck to watch the surf and have a picnic. Amber's spacious bathroom features a sensuous two person jetted spa tub and a separate shower.

Amber
\$289 to \$299



- + King Feather Bed
- + 2-Person Jetted Spa Tub
- + Separate Shower
- + Mirrored Closet Doors
- + Sky Light

This private cottage has a vaulted ceiling and sky light which offers views of the tree tops and stars. The ocean can be seen from the king size feather bed or through the French doors leading to the deck. The mocha walls, white wainscoting and travertine tile paired with soft grey blue tones provide a tranquil color scheme. Jasper's spacious bathroom features a two person jetted spa tub and a separate shower. The flickering fireplace, large flat panel television and ocean views make the Jasper cottage a serene retreat.

Jasper
\$289 to \$299



- + Incredible Ocean View
- + Queen Feather Bed
- + Oceanview Spa Tub and Shower

The Sunstone Suite sits closest to the ocean and so has an incredible view of the sea from every part of the room. Sunstone is private, quiet and romantic. A charming sitting area by the fireplace with two leather chairs is just the perfect spot to get lost in a good book. Step through the French doors to the private deck to get even closer to the sea. From the Queen size mahogany feather bed you can see the ocean and drift off to sleep. The newly remodeled spacious bathroom has an ocean view spa tub and shower.

Sunstone
\$289 to \$299



- + Ocean View
- + Queen size Feather Bed
- + Jetted Spa tub with shower
- + Walk-In Closet

Zircon

\$239 to \$259

Cozy, comfortable and terribly romantic is the mood in this cottage. The warm glow from the fireplace on the soft blush toile wall covering creates a luminous atmosphere. The four poster queen size canopy feather bed is dressed in shell colored bedding and draped in ivory tulle. Manchurian walnut flooring co-ordinate with the dark wood furniture. The private bath has a jetted tub with a shower and an antique vanity sink with a granite counter top. The ocean can be viewed from the large picture window or the private deck.



- + Private Garden
- + 2 Queen Feather Beds
- + 42" flat screen TV - DVD Player
- + Pet Friendly
- + Sleeps up to 4

Garnet

\$249 to \$269

Light, airy and decorated in the colors of the beach, blue, white and sand. This over-sized cottage has two queen size feather beds. It is perfect for those times when an extra bed is needed such as for a family or a girlfriends getaway. Two large picture windows provide tranquil views of the fountain in the secret garden and the ocean beyond. A separate door leads to the deck outside where you can enjoy the same scene from your rocking chair. The fireplace in the corner will keep you cozy. This cottage has a private bathroom with a tub/shower combination. Sleeps up to 4. Pet Friendly.

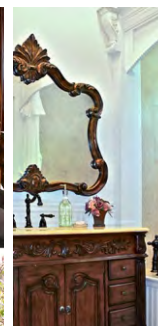


- + Lovely Ocean View
- + King Feather Bed
- + Double walk in shower
- + Easy Access Ramp or 3-step Entry
- + Pet Friendly

Topaz

\$249 to \$269

This over sized cottage has a stately mahogany king size feather bed and beautiful matching furniture. A large antique roll top desk that adds richness and character to the room. The fireplace on the brick hearth provides atmosphere as well as warmth. The cottage has a northwest ocean view that can be seen from two large picture windows. A separate door leads to a deck area complete with rocking chairs and a view of the secret garden with fountain and sea beyond. The private bath has a double walk in shower. An easy access ramp for limited mobility or three steps lead to the entry. Pet Friendly.



- + Deep oval Roman tub
- + Queen size 4 poster feather bed
- + Garden view
- + Velvetten love seat
- + Antique mirrored armoire

Stroll through the garden past the Princess bush to find the Ruby room. Rich wood tones combined with blue and cream create a relaxing retreat. You can watch the flat panel T.V. and the flickering fireplace from the dreamy 4 poster queen size feather bed or the chocolate velvetten love seat. The sound of the nearby sea can be heard through the two bedroom windows. The private bath features a deep oval Roman tub with an overhead shower. Ruby has a high beamed ceiling, a beautiful antique armoire, lighted book case, ceiling fan, coffee maker, robes, ironing board, iron, hair dryer and a glass entry door with built in louver shades for privacy or to view the garden.

Ruby

\$189 to \$209



- + Spa Tub & European Shower
- + Private Garden
- + Romantic Fireplace
- + Chandelier

A private garden with a birdbath can be enjoyed from the picture window next to your jetted tub with European Shower, or step through the French doors and have tea under your own apple tree. From the queen size feather bed you can star gaze through the sky light, enjoy the flickering fireplace or watch the large flat panel T.V. Our recently remodeled Diamond Room is light and restful with mocha walls and white furnishings. Just a few steps from the front door is an amazing view of the ocean.

Diamond

\$199 to \$ 219



- + Queen Feather Bed
- + Cozy Reading Nook with small ocean view
- + Jetted Tub with Shower

The perfect place to dream is on the comfy feather bed in this cottage which has been recently re-decorated with soft greys and black accents. An over sized window seat is the ideal place to curl up with a book and see a glimpse of the ocean. Enjoy the fresh ocean air from the private deck or retreat to your private cottage with the cozy fireplace.

Moonstone

\$219 to \$239

Agate Cove Inn Accolades

"Words can barely convey the almost surreal splendor of the view from the inn's front lawn, a sweeping, unfettered vista of the sea and its surging waves crashing onto the dramatic bluffs."
- Frommer's



Agate Cove Inn is featured on the cover of the following guidebooks:

- + "Karen Brown's California: Charming Inns & Itineraries" 2001 Edition, featuring a painting by Jann Pollard.
- + "The Annual Directory of American and Canadian B&Bs" 2001 Edition
- + "More Weekends for Two in Northern California" 1995 Edition
- + "America's Wonderful Little Hotels & Inns," 14th Edition

Agate Cove Inn is featured in the following cookbooks:

- + Best Recipes from American Country Inns and Bed & Breakfasts
- + California Wine Country B&B Cookbook & Travel Guide
- + Cooking & Traveling Inn Style
- + Mendocino Coast Cooking
- + Northern California Best Places Cookbook
- + Favorite Recipes From Northern Californian Inns

Guidebook ratings:

- + AAA 3-Diamond Rating
- + Best Places to Kiss
- + Mobil Travel Guide

Agate Cove Inn Cookbook:
"A Savory Celebration"
A Collection of Agate Cove Inn Recipes

Television Features:

- + Today Show, Travel & Leisure Segment, March 2013
- + Hippy Gourmet Cooking Series, March 2003, Episode #58
- + Fine Living Channel, April 7, 2002, episode of "Radical Sabbaticals"

Currently the #3 B&B in Mendocino on Trip Advisor

Agate Cove Inn awards:

- + Talk of the Town winner 2011
- + Arrington's Book of Lists Winner: "Best On The West Coast" for 2003 edition, and "Best Sunset View" for 2002 edition
- + American Historic Inns, Inc: Spring 2001, "Ten Most Romantic Inns of the Year" Trip Advisor 2012

Agate Cove Inn is featured in the following:

- + Travel and Leisure Magazine July, 2010: Affordable Sea Side Inns
<http://www.travelandleisure.com/articles/affordable-seaside-inns/1>
- + ON Magazine: April 2007
- + The Birmingham News June 17, 2007
- + San Jose Mercury-News: December 12, 2004, "Merry Mendocino".
- + Washington Post: August 29, 2004, "Adventure Land in Northern California", by John Briley
- + Stuart (FL) News: June 23, 2002, "Couple put Freeze on chased dream"
- + Memphis (TN) Commercial Appeal: June 16, 2002, "10-Year Agenda Realizes A Dream"
- + Richmond (VA) Times-Dispatch: April 7, 2002, "My Mendocino"
- + Los Angeles Times: September 2, 2001, "Mendocino's Star Power"
- + PC World: September 2001, "Find Everything Faster". A guest who works at PC World magazine used our site as an example when describing how search engines work for different kinds of sites.
- + Sky West: Spring 2000, "Romancing the Mendocino Coast"
- + Angeleno Magazine: May/June 2000, "Redwood Coast"
- + Wine Spectator: June 15, 1999, "California Wine Country Vacations"
- + Sunset Magazine: September 1998, "The Ways Inns Grow in Mendocino"
- + Country Inns Magazine: August 1998, "Garden Gate" (cover story)

{ Agate Cove Inn Reviews }

"Been here so many times we never tire of this place Agate Cove means relaxation, peacefulness, fabulous food, beautiful gardens, tremendous views. This is why we keep coming back"

"It is hard to go out and explore the area because it is so inviting to stay here on the grounds watching the birds in the garden against the backdrop of the crashing waves."

"We came here looking for a place to decompress after our wedding what we got was so much more. wonderful hosts, great breakfasts, awesome accommodations with unparalleled surroundings and most important unrivaled privacy and service... a dream honeymoon."

"We could not have imagined from a few lines in a guide book the spectacular beauty of the coast and abundant comfort of Agate Cove Inn."



Tripadvisor has Agate Cove Inn as the #3 B&B in Mendocino, and rates it 5/5

"When I made the reservations I had no idea. I must have stared out of our window at the view for hours. All the while she was in the magnificent tub. And the bed...best two nights sleep we ever had!"

"I have been many places in the world, most cannot match, the view, peacefulness and contentment felt here. Everything from the gardens, hammock, roses and kindness shown by the proprietor are soothing as is the property itself which is a naturally soothing."

"What dreams are made of. I soaked in the jetted tub and slept in a fairy tale bed."

"You've got a top notch place here, combining the comforts of a 4 star hotel with the warmth of a B & B, added to that the spectacular beauty of the sea and the quaintness of the village."





Fall in Love with Agate Cove Inn

2016 Revenue:
Approx \$800k/Year

Confidential;

All Finances supplied after showing with POF and execution of NDA. This price consists of the Real estate, the B&B Business including Equipment, Furniture and Fixtures as well as the Beer & Wine License. Zoned for 10 Cottages, and the buildings are comprised of; the Farmhouse with Owners' Quarters, kitchen, communal breakfast room, gift shop and 2 attached cottages, 8 detached Cottages, laundry room, massage room, garage, shop, and tool shed. Information is deemed reliable but not guaranteed and the buyer is to verify all prior to contingency removal.



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6 This information is provided solely as a courtesy by California Title Company. It is deemed reliable, but not guaranteed. For the latest Title news and information please go to: www.caltitle.com

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This home is listed by Christie D. Horn Berkshire Hathaway Home Services California Properties. Please Call Christie Horn to schedule a showing at 858-775-9817. This Historic Boutique Bed & Breakfast on Agate Cove in Mendocino, California, is ready for you to Fall in Love and acquire this amazing business opportunity.

