

Parcel # 73733440001300

T-37 R-37 S-33

Address: 24387 Hwy 395 N Kettle, Falls WA

Build Date: 1995-1996

Website: bluemooselodging.com or bluemoosecabins.com

Facebook: <https://www.facebook.com/Blue-Moose-Lodging>

Turn-Key Hospitality Business or Full-time Rentals; Cabins and Apartment fully furnished as described below. All buildings are electric heat and include air-conditioners for summer cooling. Business also includes booking software, website and all social media channels associated with the Blue Moose, a commercial grade Wi-Fi extender and security system.

Land: 3.22 acres w/ private lake access and year round creek.

3 Studio Cabins with $\frac{3}{4}$ Kitchens and $\frac{3}{4}$ Baths: 16' x 20' - 320 square feet each. Cabin flooring is high-density composite flooring with a hard-wood look and texture. All cabin bathrooms include bath linens, shower surrounds, pedestal sinks, toilets and are ventilated. Kitchens include linens, dining table w/ chairs, microwave oven, coffee maker, toaster, double-burner cook-tops, cook ware, silverware, pots, pans, dishes, fire extinguisher and are ventilated. Living areas include beds, bedding, pillows, flat-screen TVs and DVD players. Walls are 6" insulated and all windows are insulated vinyl. All cabins have a covered deck. Electric hot-water tanks of various sizes are also installed.

1 Bedroom Apartment with Full Kitchen and $\frac{3}{4}$ Bath: 34' x 24' - 816 square feet. Apartment flooring is slab with commercial carpet in living room and bedroom, vinyl in kitchen, coated slab in dining room and high density composite material in bathroom. Furnishings include oak dining table w/ chairs, full size bed, futon, dresser, coffee table and end-tables. All kitchen, bath and bedroom linens are included. Appliances include full-size refrigerator, electric oven, dishwasher, over-the-range microwave, coffee maker, toaster, cookware, silverware, pots, pans, dishes and a fire extinguisher. Also includes a utility closet ready to facilitate a washer and dryer. Walls are 4" and 6" insulated stud and windows are all insulated vinyl. Also includes a 50 gallon electric hot-water tank.

1 Lodge/Commercial Space: 22' x 42' - 924 square feet. Lodge flooring is coated slab throughout. This space features a built in log-round kiosk with bar-top and receiving counter. Furnishings include dishes, silverware, cookware, crock-pots, food-warmer, dining table and 6 chairs, gated wood-stove, piano w/ bench, vending machine, coffee maker, microwave, bar stools, refrigerator, fire extinguisher, game equipment and security camera system w/ 3 mounted cameras. This building also includes a 12' x 36' attached game-shed/car-port with a roughed-in storage area.

1 Laundry room: The laundry room has outside access and is attached to the apartment. Includes electric washer and dryer, fire extinguisher, key-box, shelving and backup linen sets for all cabins and apartment. Water is supplied from apartment.