

Exclusive Investment Offering

Doone's Inn at Oakmont

300 Route 909 | Verona, PA 15147 | Pittsburgh MSA



Beautiful bed and breakfast adjacent to the historic Oakmont Country Club.

TOM CONROY tconroy@HannaLWE.com

BRENDAN MCMANUS bmcmanus@HannaLWE.com

Doone's Inn
AT OAKMONT

HANNA
LANGHOLZ WILSON ELLIS

Confidentially and Disclaimer

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use in considering whether to pursue negotiations to purchase 300 and 314 Route 909 (the "Property") from Doone's Inn, Inc. ("Owner").

This confidential memorandum contains brief, selected information pertaining to the Property has been prepared by Hanna Langholz Wilson Ellis ("Broker"), based upon information supplied by the Owner and other parties. All projections have been developed by Broker and are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner and are therefore subject to variation. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or to be implied by any of the aforementioned with respect hereto. No representation is made as to the physical or environmental condition of the Property.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its content are confidential, that you will hold and treat it in confidence, that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization and that you will not use its contents in any manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker at your earliest convenience.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property is submitted for sale subject to changes in certain terms without notice.

Agency Disclosure: In an effort to enable consumers of real estate services to make informed decisions about business relationships, HLWE is disclosing to all parties that they will work exclusively for the Seller as a Seller's Agent and will act in the Seller's best interest regarding this transaction.

Confidential

This is a confidential offering, which is being presented to a select group of investors on a principal only basis.

Terms

Cash

Due Diligence Period

After the Buyer and Seller have executed an agreement, Seller will allow Buyer to access and inspect the Property and the Seller's records for the Property during a thirty (30) day Due Diligence Period. All costs and expenses incurred by the Buyer in conducting such inspections will be the responsibility of the Buyer. Both parties shall agree to fully cooperate with each other in their respective efforts during the Due Diligence Period.

Closing

Thirty (30) days after the expiration of the Due Diligence Period.

Tours

Property and market tours will be arranged through Hanna Langholz Wilson Ellis

Contacts

For further information regarding this exceptional asset, please contact the following individuals:

Tom Conroy
tconroy@HannaLWE.com

Brendan McManus
bmcmanus@HannaLWE.com

Hanna Langholz Wilson Ellis
One PPG Place
Suite 1640
Pittsburgh, PA 15222
412.261.2200 (ph)
412.261.2075 (fax)
HannaLWE.com

Executive Summary

Hanna Langholz Wilson Ellis is proud to present this beautiful bed and breakfast investment opportunity. Doone's Inn at Oakmont is a gorgeously appointed and well operated business located adjacent to the historic Oakmont Country Club, which is hosting the 2025 US Open. The property was designed and built in 1994 yet conveys a vintage ambiance.

Located at 300 Route 909 in Verona, the property contains 10 total rooms for rent. Eight executive rooms and two luxury suites. There is also a two bedroom, two bathroom home for sale in addition to the Inn that is currently used as the innkeepers' residence next door.

Executive Summary

Price	\$995,000
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Main House (B&B)

Bedrooms (Main House)	8 Executive Rooms 2 Luxury Suites
Total Acres	0.71
Parcel ID's	532-E-225

Inn Keepers House (Adjacent Single Family Home)

Bedrooms	2
Baths	2
Total Acres	0.71
Parcel ID's	532-E-213 (house)

For additional information or to tour the properties, contact:

Tom Conroy
tconroy@HannaLWE.com

Brendan McManus
bmcmanus@HannaLWE.com



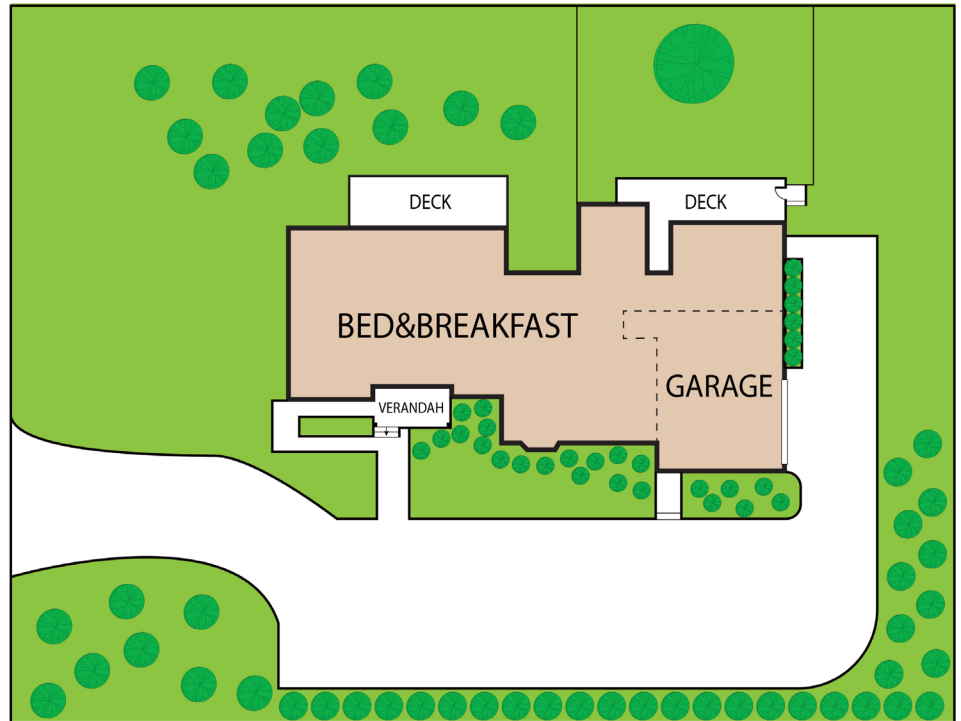
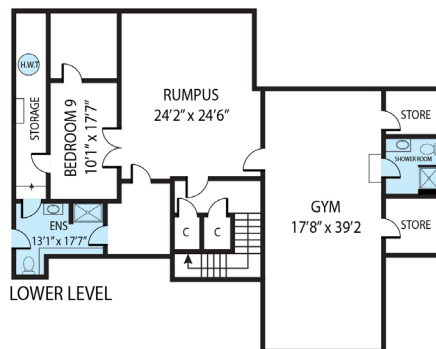
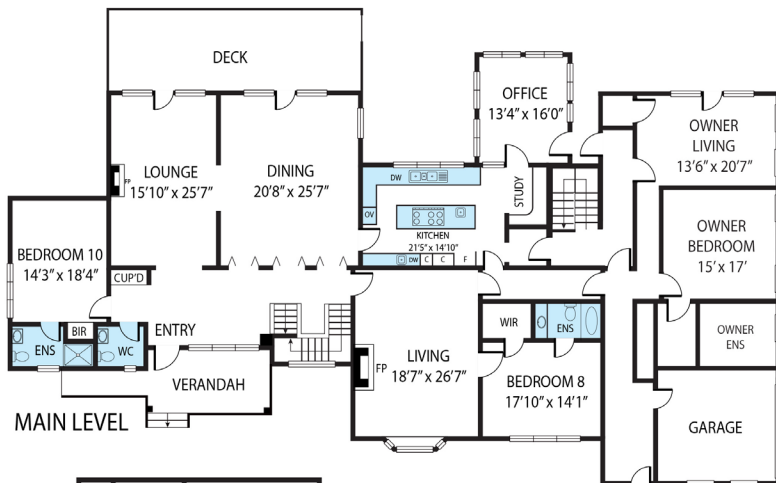
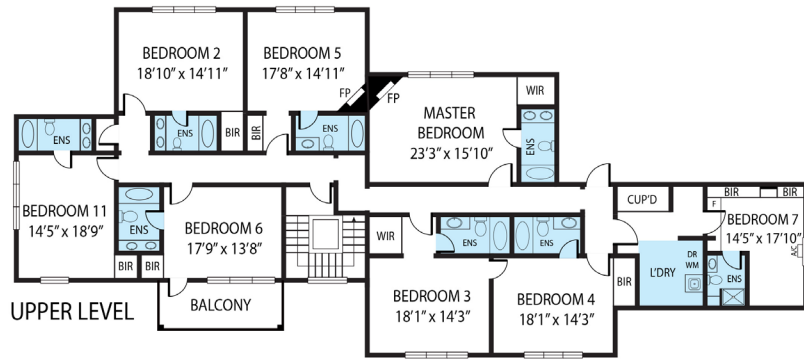
Property Summary

Doone's Inn consists of 10 unique and inviting rooms all of which have private baths with a tub and shower, ample closet space, a TV and WiFi. Four rooms boast a private balcony and some of the rooms have fireplaces. There are two luxury suites that have their own separate living rooms.

AMENITIES

- Complimentary breakfast for guests
- Gourmet, chef-grade host's kitchen
- Formal dining room with capacity for 35 to 75 people, depending on event
- Charming, private putting green on-site
- Laundry facility on-site with housekeeping
- Private fitness center and comfortable lounges
- Serene decks and private backyard space
- Abundant parking
- ADA accessible





300 Hulton Road, Verona 15147
 TOTAL APPROX. FLOOR AREA 9,280 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





Google



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Route 909 - Coxcomb Hill Road



Oakmont

Oakmont Borough is a quaint neighborhood 14 miles northeast of Pittsburgh. It's tree-lined streets filled with boutique shopping creates a **small town charm**. The options for dining are outstanding; Hoffstots Café Monaco, Chelsea Grille, The Lot at Edgewater, Oakmont Tavern, Carnivores, Pub at 333...just to name a few. Get in the line just to get into the award winning Oakmont Bakery which recently opened a new, larger location.

You can't talk about Oakmont without talking about the **Oakmont Country Club** which has been host to more combined USGA and PGA Championships than any other course in the United States. Visitors and guests from all over the world come to Oakmont to participate, work, or attend these events. The 2016 US Open brought approximately **\$120 million** and drew a crowd of approximately **235,000** people to the City of Pittsburgh and surrounding areas. In 2025, Oakmont Country Club will host its 10th US Open.



Demographics

Within a **one mile radius**, the Oakmont area boasts a strong demographic profile...



Average Household Income
\$107,884



Median Net Worth
\$263,119



Median Home Value
\$218,925



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