

DATE: 12 June 65

2 Acres

LODGE SURVEY

Name of Lodge Royal Hotel + Motel

Street Address PARADISE RD

City and State North Woodstock N.H.

Name of Owner Jim + Rene Spaulding.

Name of Realtor \_\_\_\_\_

Names of Nearest Slopes WATERVILLE VALLEY, CANNON, MITTERSILL, TENNEY

Kitchen Appliances Stove, refrig, freezer, sink

Central Heating System (Oil) (Gas) oil - Steam \$1000. /yr. <sup>ceiling insulated</sup> <sup>walls</sup> No insul, no storm W.  
2 1/2 - 4 GPH Tankless water heater

Fire Alarm System (How Many and Where) ~~Exterior porch connecting each room.~~  
Hydrant 200' from bldg. Volunteer fire department. Firebox on Route 3,  
2 poles from Paradise Rd.

No. of Fire Escapes and Where Each room opens on a porch 2 stairways down  
outside

Description of Furnishings Available full. incld linen  
Piano, dishes, juke box

Special Repairs Required extend radiators to back<sup>4</sup> rooms. 2 water pipes, in  
outside wall subject to freezing in very cold weather.

Condition of Building (Exterior) Exc

Condition of Building (Interior) *Exc.*

Summer Recreation Facilities on Property or Nearby *Golf, (Alpine Hotel.) swimming  
Echo Lake, mountain climbing, various and other natural & man  
made sights*

Can Lodge be Leased - asking price		no
Cost of Lease		
Is Lodge for Sale - asking price (plus unused garage)		\$32,000
No. of Buildings (Plus unused garage)		1
Size of Rooms	22 Rooms (14 with semi-private or private bath) 5 motel units (efficiency)	2
No. of Half Baths	7 semi priv, 3 for 8 rooms, 5 in efficiency units. Mens & ladies room on first floor	
Storage Space (for Skis, etc.)	Porch all around. Workroom off dining room	
Basement (Area)	Negligible except for furnace. Dirt	
Sewerage (Type)		Town
Water (Town or Well)		Town
Electricity	\$35/month operating, \$11./month not operating hotel	
Taxes & Assessment	#7 - note	#45 - water #609.-
Will Owner Lease with Option to Buy		no
Distance to Nearest Town		1/4 mi
Name of Nearest Town		no Woodstock NH

	Act. Spec.	Avg. Spec.
Time to Nearest Slopes	15-20 min.	15 - 20 min.
Distance from Lexington	135	150 miles
Average Time to Reach Lodge	2 1/4	under 3 hrs.
Land Sq. Ft. or Acres	2+	3
No. of Rooms (Bedrooms)	27	15 - 25
No. of Full Baths	+ MENS & LADIES ON 1ST FLOOR <del>5</del> 15	5
Kitchen Size	✓	15 x 15
Dining Room	45' x 14'	20 x 20
Game Room & or Living Room	large living room F.P. Poultice room, TV Room 40' x 50', 32' x 14'	20 x 20
Parking Space (No. of Cars)	storage shed? Town plaza	30 - 40
Total Floor Area in Building excluding Basement		4,000 - 5,000

# Royal Hotel and Motel

Paradise Road

NORTH WOODSTOCK, N. H.

Telephone 745-8585



300 feet off Route 3 Highway

**L**OCATED at the entrance of the White Mountains, near Franconia Notch, where the Old Man of The Mountains, The Flume, Echo and Profile Lakes and Cannon Mountain Aerial Tramway are located. Lost River is only six miles in nearby Kinsman Notch.

We are only three minutes walk from the business center of North Woodstock. Protestant and Catholic Church nearby. Three restaurants in town and many others in the vicinity.

## Rates

---

### HOUSEKEEPING UNITS

#### WEEKLY — MOTEL KITCHENETTES

Completely Furnished with gas stove, electric refrigerator and shower.

2 Persons	\$ 60.00 Weekly
3 Persons	68.50 Weekly
4 or 5 Persons	77.00 Weekly
DAILY (when available) — 2 Persons	\$12.00
	\$1.00 Each Additional

Renting from Saturday to Saturday

Check in time 3 p. m. Check out 11 a. m.

Please send \$25.00 deposit

---

### ROOMS — DAILY

With bath or shower

\$ 6.00	For One Person
7.00	For Two Persons
8.00	For Two Persons — Twin Beds
10.00	For Three or Four Persons

Please send One Day's Deposit

Write or Phone  
THE SPAULDINGS