

DATE: 12 June 1965

HOME SURVEY

Name of Lodge Royal Hotel and Motel

Street Address Paradise Road

City and State North Woodstock, New Hampshire

Name of Owner Jim and Rene, Spaulding

Name of Realtor None

Names of Nearest Slopes Cannon Mountain, Mittersill, Waterville Valley,  
Tenney Mountain

Kitchen Appliances Stove, refrigerator, freezer, sinks, in main kitchen.

Five efficiency kitchens in motel units.

Central Heating System (Oil) (Gas) Oil/steam with tankless water heater. Attic  
insulated. No insulation in walls. No storm windows. 2 $\frac{1}{2}$ -4 gal./hour oil  
consumption.

Fire Alarm System (How Many and Where) Firebox on rout 3 near intersection of  
Paradise Rd. Hydrant 200' from building. Volunteer fire department. no  
alarm units in bldg.

No. of Fire Escapes and Where Two. One at end of each corridor on second floor.  
Most rooms interconnected by porch as well as interior corridor.

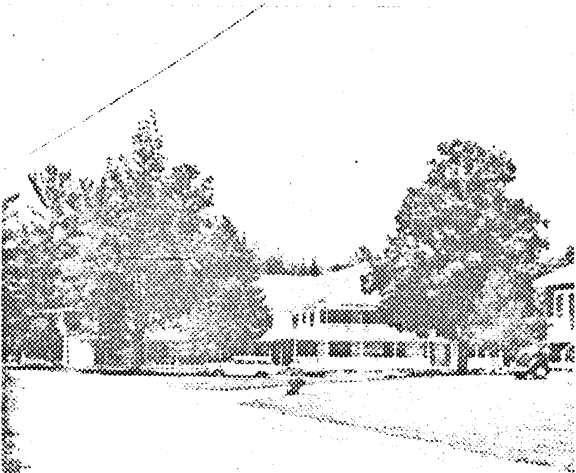
Description of Furnishings Available To be determined at sale.

Special Repairs Required Extra radiators should be extended to the kitchen wing,  
and three bedrooms on second floor above kitchen. 2 water pipes could be  
insulated.

Condition of Building (Exterior) Excellent

Condition of Building (Interior) Excellent

Summer Recreation Facilities on Property or Nearby Golf (Alpine Hotel joins property  
15 others within  $\frac{1}{2}$  hour) Franconia Notch swimming climbing, etc. Many  
other natural and man made attractions.



300 FEET OFF ROUTE 3

RIVERVIEW 5-8585

## ROYAL HOTEL & MOTEL

SLEEP OFF THE HIGHWAY  
NORTH WOODSTOCK, N. H.

BENE AND JIM SPAULDING

HOTEL ROOMS  
MOTEL KITCHENETTES

Can Lodge be Leased - asking price	No	
Cost of Lease	—	
Is Lodge for Sale - asking price	yes/ \$32,000.	
No. of Buildings (Plus collapsing shed.)	1	
Size of Rooms	Generally large.	
No. of Half Baths 5 private, 7 semi private, 3 other, full	2 off liv. room	
Storage Space (for Skis, etc.)	Workshop, laundry room, porches.	
Basement (Area)	unusable dirt, except for furnace area.	
Sewerage (Type)	Town	
Water (Town or Well)	Town	
Electricity	\$35./month operating, \$10./month not operating hotel	
Taxes & Assessment rate \$70./\$1000. Water tax \$45. Property \$609.		
Will Owner Lease with Option to Buy	No	
Distance to Nearest Town	1/4 mile	
Name of Nearest Town	N. Woodstock.	
	Act. Spec.	Avg. Spec.
Time to Nearest Slopes	15-20 minutes.	15 - 20 min.
Distance from Lexington	135 miles	150 miles
Average Time to Reach Lodge	2 1/2 - 2 3/4 hours	under 3 hrs.
Land Sq. Ft. or Acres	over 2	3
No. of Rooms (Bedrooms)	27	15 - 25
No. of Full Baths	15	5
Kitchen Size	ok	15 x 15
Dining Room	45'x14'	20 x 20
Game Room & or Living Room 4 different group rooms	40x50, 32x14	20 x 20
Parking Space (No. of Cars)	ok	30 - 40
Total Floor Area in Building excluding Basement		4,000 - 5,000