

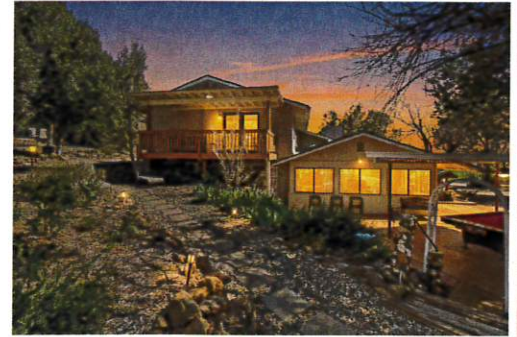


# Acoustic Cellars Lodge

## Property And Businesses For Sale

The future of experiential real estate

**FULLY REMODELED**  
**TURN KEY**  
**SUPER PROPERTY**



### ***PROPERTY FEATURES***

- 4,375 square feet
- 5 luxury suites with private entrances
- 5 bathrooms
- 1.7 lush, forested acres
- Air conditioned wine cellar or retreat building
- Air conditioned site built office / room
- Adorable bathhouse
- Regulation sized, branded pickleball court
- Custom door lg two car garage with cabinets
- Site built shed
- 2 metal sheds
- Vintage remodeled camper
- 200 vine vineyard
- Fully functional large garden
- 2 hot tub spas, and cold plunge
- Outdoor kitchen with palapa
- Restaurant grade lodge water filtration system
- Creek less than a mile away
- Stage with lighting and 108" screen for events
- Floor to ceiling stone, dual sided fire place
- AZ Wine Crawler wine tours with bus (6 years)
- Business websites and marketing included
- 8 year old short term rental business included
- Three laundry rooms
- Primary bath includes his/ her closets, spa bath
- Tons of storage
- Irrigation water rights

### ***PERFECT MULTIUSE***

- Exquisite, quiet family estate
- Pickleball retreats
- Full winery and wine tasting venue
- Corporate retreats
- Group getaways
- Wedding and concert venue

### ***ADDITIONAL INCLUSIONS***

- All existing private wine making equipment
- All indoor and outdoor furniture
- Linens, lodge accessories
- Catering equipment
- Tables and chairs
- Brand new dual system HVAC units
- Brand new 3 mini-split HVACs in suites

Home of Verde Valley AVA  
 10580 E Swinging Bridge Ln Cornville, AZ



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## ***ADDITIONAL FURNISHINGS & BUSINESSES OPTIONAL***

### ***ENTERTAINMENT***

- 9' Brunswick professional billiards table
- Billiards accessories
- Bowflex gym system

### ***ROOM EQUIPMENT***

- Four mini- refrigerators
- Four coffee makers and accessories
- Thirty towels
- Thirteen sheet sets
- Eight comforters
- Four electric wall heaters
- Thirteen lamps

### ***FURNITURE***

- Four king beds including mattresses
- Twelve end tables
- Two love seats
- Two indoor benches
- Recliner sectional
- Five bookshelves
- Hat rack
- TV stand
- Armoire
- Two dressers
- Dining table and chairs
- Two outdoor benches
- Three outdoor dining sets
- Outdoor couch
- Three gas fire pits
- Office desk
- Office chair

### ***EVENT EQUIPMENT***

- Chafing dishes
- Serving platters
- Serving utensils
- White and black table cloths
- Wedding decor and vases
- Glass pitchers and water dispensers
- Two refrigerators
- Fifty wine glasses
- Fifty folding chairs
- Seven folding tables
- Coffee cups and bowls
- Decor

### ***MAINTENANCE EQUIPMENT***

- In-home vac system throughout main lodge
- Two vacuum cleaners, mop, brooms
- Lawn mower
- Maintenance tools
- Touch up paint
- Gardening equipment
- Cleaning stock supplies
- Bathroom refill soaps
- Twelve storage cabinets
- Three washers and three dryers

### ***OPERATING MATERIALS***

- Established websites and social accounts
- Marketing collateral
- Operating processes
- Business plans

### ***AZ WINE CRAWLER***

- 6-year-established Wine Tour Company with websites and social accounts
- Marketing collateral
- Operating processes
- AZ Wine Crawler Tour Bus



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**UPGRADES INCLUDE:**

**LODGE UPGRADES DETAILED LINE ITEM LIST:**

- 2- NEW MASTER EVAP CPOOLER UNITS AND NEW TRUNK WORK VIA HVAC CONTRACTOR \$8900
  - 3RD LAUNDRY UPPER LEVEL ADDITION - \$12,000
  - FULL ELECTRIC PANEL UPGRADE BY LICENSED CONTRACTOR \$7500
  - GOODMAN 5 TON HVAC HEAT PUMP SYSTEM 2022 \$12,500 HVAC CONTRACTOR
  - CARRIER BRANDED 5 TON NEW HVAC HEAT PUMP SYSTEM 2026 \$9500 HVAC CONTRACTOR
  - 3 - GOODMAN MINI-SPLIT HEAT PUMP/AC UNITS \$12,000 HVAC CONTRACTOR
  - OUTBUILDING OFFICE/EXTRA ROOM, RENOVATION, COMPLETE TO INCLUDE, ELECTRIC, AC, WALL HEAT UNIT, FLOORING, CABINETS, ETC. INCLUDING 3 CUSTOM BARN DOOR ENCLOSURE FOR CARPORT/GARAGE AREA \$12,800
  - OUTDOOR KITCHEN AND PALAPA \$14,500
  - CUSTOMIZING STORAGE CONTAINER FRAMED, INSULATION, ELECTRIC, AND AC W WOOD CEILING AND WALLS, \$17,500
  - BATHHOUSE COMPLETE \$14,300
  - 4 - INTERIOR BATHROOMS, COMPLETELY UPDATED RENOVATIONS & CUSTOM FINISHES \$28,000
  - MASTER SUITE SPA BATH WITH FINISHES, WITH ADDITIONAL WALK-IN CLOSET \$16,700
  - DEMO AND REPLACE ALL FLOORING THROUGHOUT UP AND DOWN WITH LUXURY VINYL PLANK FLOORING, INCLUDING NEW BASE AND TRIM \$42,350
  - CUSTOM PICKLEBALL COURT COMPLEX EXCAVATION 6" CONCRETE FLAT WORK WITH EXPANSION JOINTS, SPECIALTY COURT COATINGS AND, STRIPING, AND PROFESSIONAL TOURNAMENT NET- \$72,000
  - NEW SHINGLES ON ALL PITCHED ROOFS, PREMIUM GRADE ARCHITECTURAL SHINGLES, 60 SQ, AND ELASTOMERIC COATINGS ON ALL FLAT ROOFS, \$59,000
  - CUSTOM STONE WORK TO MATCH EXISTING FIREPLACE STONE, \$13,500
  - BUILD AND INSTALL CUSTOM BRAZILIAN HICKORY STAIRCASE NEW 2025 \$9975
  - KITCHEN UPDATE AND RENOVATION POURED IN PLACE BULLNOSE COUNTERS, SINK, APPLIANCES, GRANITE ISLAND AND TILE BACKSPLASH, NEW 2024 \$16,900
  - TWO HOT TUB SPAS TRENCHED ELEC AND SET IN PLACE \$17,900
  - FRONT YARD STONE PATIO \$5800
  - STACKED STONE EXTERIOR OF BUILDING \$6900
  - IRRIGATION DITCH BOXES, PIPING, WATER STORAGE TANK, \$3700
  - 4 STAGE COMMERCIAL WATER FILTRATION SYSTEM \$3900
  - COMPATIBLE SOFTENER SYSTEM \$2700
  - UPPER LEVEL 250 GL HEAT PUMP WATER HEATER NEW 2020 \$4200
  - EXCAVATE AND STONE WRAP AROUND DRIVEWAY TO FULL PROPERTY, \$4900
  - EXCAVATE AND POUR RV PAD, AND BUILD VIEW DECKS \$5950T
  - TOTAL: PROPERTY AND LODGE DEVELOPMENT UPGRADES \$445,325.00**
- \*\* NOTE: THESE FIGURES DO NOT INCLUDE THE CUSTOM INTERIOR AND EXTERIOR PAINTING.**

# Invest in your lifestyle.

- **ACOUSTIC CELLARS LODGE Arizona Wine Country Estate & Turnkey B&B Sedona Wine Country in the Verde Valley AVA**
- **EXECUTIVE OVERVIEW** - Acoustic Cellars Lodge is a fully remodeled, multi-suite luxury estate designed for today's experiential traveler. Located in the lush Verde Valley—often called the “Napa of Arizona”—the property blends upscale lodging, event capability, and STR flexibility in one extraordinary opportunity. Developed with intention for optimal flow, privacy, and guest experience, the Lodge is positioned as a ready-to-operate Bed & Breakfast, Retreat Venue, or high-end STR Investment.
- **ARIZONA IS A B&B GOLDMINE • STR-Friendly Laws: Rent up to five rooms and provide one meal per day while maintaining short-term rental status.**
- No commercial licensing burden: Operate like a B&B following STR regulations. •
- Freedom + Flexibility: Combine hospitality, events, and rental income with minimal oversight. **DESIGNED FOR TURNKEY HOSPITALITY**
- Private suite entrances with view decks or patios.
- Gourmet kitchen and dining area ideal for hosting breakfasts.
- Stage and event courtyard for micro-weddings or music.
- 200 vine vineyard, organic garden, flower gardens, and outdoor entertainment flow.
- 2 hot tub spas, Full Outdoor Kitchen, custom regulation Pickleball Court
- **PROVEN INCOME STREAMS**
  - 1. Luxury Short-Term Rentals – Consistent bookings and 5-star reviews.
  - 2. Bed-and-Breakfast Offerings – “Wine Country Escape” weekends.
  - 3. Private Weddings & Elopements – Curated events with strong ROI.
  - 4. Exclusive Retreats & Experiences – Pickleball & Wine weekends, corporate groups.
- **INVESTMENT HIGHLIGHTS:** Fully furnished, turnkey transfer.
- Expansion potential: tastings, tour packages, retreats.
- • Prime location near Sedona, Jerome, and wineries. • Multiple income verticals for long-term growth.
- **IDEAL BUYER PROFILE:** Professional B&B or boutique hospitality operator. • Lifestyle investor seeking income-producing property. • Retreat or event entrepreneur wanting a legacy estate.

**10580 E Swinging Bridge Ln Cornville, AZ**