

MERRILL HOUSE

343 Main Street • Picton, Prince Edward County, Ontario

Michelin Guide Recognized Boutique Hotel & Destination Restaurant • Heritage-Designated Victorian Gothic Estate

Originally constructed in 1878 as the private residence of Judge Edwards Merrill, this three-storey Victorian Gothic brick landmark has been heritage-designated and meticulously transformed into one of Ontario's most distinguished boutique hospitality properties. Recipient of Michelin Guide recognition and the beneficiary of over \$3 million in curated renovations, Merrill House is offered as a rare, fully operational turnkey enterprise encompassing luxury lodging, destination dining, and an acclaimed private events programme — all within a supply-constrained market at the epicentre of Prince Edward County wine country.

1. HERITAGE & ARCHITECTURE

- Victorian Gothic brick construction, originally built in 1878 for Judge Edwards Merrill
- Officially heritage-designated landmark by the Municipality of Prince Edward County
- Three-storey principal structure of exceptional architectural provenance
- Soaring 14–16 ft vaulted ceilings throughout guest and public areas
- Custom-painted interior murals and original/antique period wallpaper preserved and restored
- Exposed brick interior walls and refinished wide-plank hardwood floors
- Marble wood-burning fireplaces (period original) in multiple suites and public rooms
- New-generation wooden windows installed throughout — sympathetically proportioned to heritage character and code-compliant (see Capital Improvements)
- Exterior balustrades repaired and restored to original specification
- Landscaped grounds with mature 150-year-old trees, interlocking-brick walkways, and period-appropriate plantings
- Michelin Guide recognition, among an elite tier of Canadian independent hospitality properties
- Award-winning property profile; established international reputation in luxury travel media

2. GUEST SUITES

- 14 beautifully appointed guest suites, each individually designed with bespoke interiors
- Every suite features a private 3-piece ensuite bathroom — all 14 ensuites fully renovated (see Capital Improvements)
- Interiors throughout feature custom murals, antique and original wallpaper, exposed brick accents, marble wood-burning fireplaces, and refinished hardwood floors
- Vaulted ceilings of 14–16 ft lend each suite a grand, airy presence
- 6 suites with private balconies overlooking the grounds
- New external entrance door installed in Loyalist Suite (Room 107), enhancing guest privacy and accessibility
- All three-storey floors served by interior circulation; ground-floor suite access accommodates varied mobility needs
- Site-specific zoning permits hotel/inn operation of up to 15 guest rooms — one additional suite may be added within current entitlements

Note: The extensive fine art collection by Evert is excluded from the sale and will be available for separate purchase via a forthcoming catalogue. The curated collection forms a significant element of the aesthetic identity of the property.

3. CULINARY & DINING SPACES

Glass Conservatory Dining Room & Bar

- Architect-designed glass conservatory dining room — a signature architectural feature of the property
- Full-service conservatory bar built to commercial specification, recently constructed as part of the capital renovation programme
- Natural light-filled year-round dining environment; exceptional setting for private and restaurant service

Bar Atlas

- Distinctive cocktail lounge and bar programme, independently branded as Bar Atlas
- Recently redecorated to an elevated standard; new fixtures, millwork, and hospitality FF&E
- Established following within the Prince Edward County dining and cocktail scene

Brasserie Alexandria

- Full-service restaurant programme operating as Brasserie Alexandria
- Recently redecorated interior; refined aesthetic aligned with the Michelin Guide-recognized culinary offering
- Strong local and destination-diner clientele

Commercial Kitchen

- Fully equipped commercial kitchen with walk-in refrigerator and walk-in freezer
- New commercial-grade range and fryer recently installed
- Designed and equipped to support high-volume restaurant service, private events catering, and in-room dining simultaneously

Wine Cellar

- State-of-the-art, purpose-built wine cellar — a wholly new installation created as part of the renovation programme
- Climate-controlled to exacting standards; appropriate for a serious wine and beverage programme
- The true value of the wine cellar installation is substantially greater than reflected in the formal appraisal schedule; construction was completed at a significant family discount through a company previously owned by the owner's father, resulting in an underrepresentation of approximately 50% in the renovation cost summary. Buyers should obtain independent replacement cost valuations.
- Curated wine and alcohol inventory included with the property (see Section 8: Included Inventory)

Three-Season Patio Dining

- Finished basement level with three climate-controlled zones
- Three-season patio dining area — an additional high-margin revenue seat count

4. EVENTS & FUNCTION FACILITIES

- Dedicated covered event tent on-site — purpose-installed as part of the renovation programme; accommodates weddings, corporate retreats, and social events
- Stone fire pit feature within the landscaped grounds — a coveted amenity for evening gatherings and intimate events
- Barrel sauna — recently installed wellness amenity; increasingly in-demand for boutique hotel differentiation and group event programming
- Site-specific zoning expressly permits a meeting room and catering kitchen in addition to hotel and restaurant use
- Three-season patio available for private dining events
- Conservatory and Brasserie Alexandria available for full private buyout and bespoke event programming
- High-margin private events revenue stream fully established; strong forward bookings transferable
- Approximately 25-vehicle on-site parking — essential asset for event operations

5. MECHANICAL, SYSTEMS & INFRASTRUCTURE

HVAC – Heating, Cooling & Ventilation

- Complete Daikin heat-pump HVAC system — central air conditioning and heating throughout all occupied areas of the property
- This installation represents a comprehensive, building-wide climate control upgrade; the formal appraisal schedule underrepresents its true value by approximately 50% as the work was completed at a family discount. Buyers should seek independent replacement cost assessment for insurance and investment due diligence purposes.
- Viessmann high-efficiency gas boilers — premium European-manufactured commercial-grade heating plant
- In-floor radiant heating installed in key areas — guest comfort and energy efficiency
- Modern, redundant heating infrastructure appropriate for year-round full-occupancy operation

Electrical

- 400-amp electrical service — full commercial capacity supporting the hotel, restaurant, bar, kitchen, event facilities, and HVAC systems simultaneously

Plumbing & Washrooms

- All 17 washrooms (guest ensuites and common areas) fully renovated to contemporary specification during the renovation programme
- New fixtures, tiling, and plumbing throughout — no deferred maintenance in washroom infrastructure

6. GROUNDS & EXTERIOR AMENITIES

- 1.07 acres of beautifully landscaped grounds in the heart of Picton — an extraordinary land holding for the municipality
- 150-year-old mature trees framing the estate — irreplaceable natural heritage assets
- Interlocking-brick walkways throughout the grounds
- Covered event tent — a fixed, purpose-installed structure supporting outdoor events in all weather
- Stone fire pit — focal amenity for guest and event programming
- Barrel sauna — premium wellness amenity
- On-site parking for approximately 25 vehicles — a critical operational advantage in a dense downtown location
- One block from the Picton Marina and Picton's vibrant downtown core — walkable to all town amenities
- Landscaping programme completed as part of the capital renovation investment
- Site-specific zoning: hotel/inn up to 15 rooms, meeting room, catering kitchen, and restaurant — a highly permissive and defensible entitlement

7. RECENT CAPITAL IMPROVEMENTS

Over \$3 million in capital investment has been deployed since acquisition, transforming Merrill House into a turnkey, institutionally maintained hospitality asset. The following improvements are documented and transferable to a purchaser as part of the sale:

Roofing & Envelope

- New asphalt-shingle roof — full replacement; no deferred maintenance; transferable with property
- Capping and professional stabilization of all chimney stacks — heritage-compliant and structurally secured
- New wooden windows installed throughout the building — sympathetically designed to the Victorian Gothic architecture; all operable and code-compliant
- Exterior balustrades fully repaired and restored to period specification

Interior & Flooring

- Complete flooring programme: hardwood refinishing and new flooring installation throughout guest suites, corridors, and public areas

- All 17 washrooms (14 guest ensembles + 3 common/service washrooms) fully renovated: new tile, fixtures, vanities, and plumbing connections

Culinary & Beverage Infrastructure

- Purpose-built wine cellar — a wholly new addition to the property (see note on true replacement value in Section 3)
- Conservatory bar constructed to full commercial specification — a new build within the heritage envelope
- New commercial range and fryer installed in the principal kitchen
- Bar Atlas: full redecorating and refresh with new hospitality FF&E
- Brasserie Alexandria: full redecorating and interior refresh

Mechanical & Systems

- Daikin heat-pump HVAC system — building-wide central air conditioning and heating (see note on true replacement value in Section 5)
- Viessmann commercial gas boilers — new installation
- In-floor radiant heating — installed in key ground-floor and guest areas
- 400-amp electrical service upgrade

Grounds, Exterior & Guest Experience

- Covered event tent — purpose-installed permanent/semi-permanent structure
- Landscaping programme: interlocking-brick walkways, mature plantings, and grounds remediation
- Barrel sauna installation
- New external entrance door, Loyalist Suite (Room 107)

8. INCLUDED INVENTORY & TRANSFERABLE ASSETS

Wine & Alcohol Inventory

- The full curated wine and alcohol inventory is included in the purchase price (subject to a small number of items being removed prior to closing — a revised inventory list will be provided to qualified purchasers)
- Inventory reflects the standards of a Michelin Guide-recognized beverage programme; represents material value included at no additional cost

Fixtures, FF&E & Equipment

- All installed commercial kitchen equipment, including walk-in refrigerator, walk-in freezer, commercial range, fryer, and ancillary smallwares
- Bar Atlas and Brasserie Alexandria: all bar equipment, furniture, fixtures, and service equipment
- Conservatory bar: all installed bar infrastructure
- Guest suite furnishings, fixtures, and in-room hospitality equipment (specific inclusions and exclusions to be confirmed in the Agreement of Purchase and Sale)
- HVAC equipment (Daikin, Viessmann boilers), in-floor heating infrastructure, all as installed
- Covered event tent structure
- Barrel sauna

Intellectual Property & Brand

- The Merrill House brand, operating trade name, website, social media channels, and all associated digital assets
- Reservation and booking system data; established forward bookings (transferable)
- Operational systems, vendor relationships, and supplier agreements

Exclusions

- The fine art collection by Evert is explicitly excluded from the sale. The collection will be offered separately; a catalogue will be provided to interested parties. Buyers wishing to preserve the full aesthetic character of the property are encouraged to inquire about the separate acquisition of the collection.

9. BUSINESS & INVESTMENT PROFILE

- Michelin Guide-recognized property — a globally understood quality signal that confers enduring competitive advantage and marketing value
- Diversified revenue model across three high-margin channels: luxury accommodation, destination restaurant and bar, and private events
- Fully operational, turnkey enterprise with established brand equity, loyal repeat clientele, and a strong forward pipeline
- Supply-constrained market: Prince Edward County's wine-country tourism continues to expand, while heritage-designated hotel properties of this calibre represent a finite and irreplaceable asset class
- Zoning entitlement of up to 15 guest rooms — one additional suite may be created within existing entitlements, providing incremental revenue upside
- Heritage designation provides protection of the property's irreplaceable character and may confer eligibility for heritage conservation grants and incentive programmes
- Walking distance to Picton Marina and downtown: a self-reinforcing location advantage for leisure, dining, and event travellers
- Over \$3M in renovations deployed, with no significant deferred capital maintenance at the time of listing
- Established media profile; features in luxury travel publications and Ontario wine-country destination guides
- Opportunity for a sophisticated owner-operator or hospitality investment group to acquire an iconic, income-producing property at the pinnacle of Prince Edward County's hospitality landscape

All information provided herein is intended for qualified purchasers and is subject to independent verification during the due diligence period. Features list prepared for marketing purposes; contact listing brokerage for complete disclosure documentation.