

FAQs

Scargo Manor

WHEN was the house built?

It was completed in 1895. The owner of the house was Captain Calvin Howes, a renowned sea captain. The Captain Howes Suite was named after him and the Sara Howes Room was named after his first wife, Sara. The house was built by shipbuilders from Sesuit Harbor. They also moved a carriage house onto the property—which is now the Red Pheasant Restaurant. It is also reported that after Sara Howes died, Calvin remarried and moved to Montana where he built an identical replica of the Scargo Manor.

WHEN was the new section of the home built?

Mid 1970's. This includes the owner's living room, the lower level, the Rose Room, the second room of the Princess Scargo Suite, and the roof deck off of the Princess Scargo Suite.

WHEN was the fence in the front of the house installed?

About 1983.

WHEN was the Sun Room built?

Owners do not know.

WHEN was the house converted to a B&B?

From 1995-1996.

WHEN was the Title V Septic installed?

The Title V septic system was designed, permitted, and installed in 1995. It was last inspected in 2002 when the current owners purchased the property. For complete information on the septic system, including an "as built" go to www.myScargoManor.com and click on the "Septic Info" button.

WHEN were the gingerbread and all high trim last painted?

2007.

WHEN was the current roof installed?

About 2001.

WHEN was the vinyl siding installed?

Owners do not know.

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How are the sides of the house insulated?

The owners do not know specifically what insulation is available in the house. Their experience in the house during the coldest days of the winter leads them to believe that the house is well insulated and “very tight.”

WHEN were the rooms last painted?

Since buying the manor in 2002 the owners completely repainted the kitchen, the dining room, and the front (West) living room. They also touched up small painting flaws in other rooms. They do not know when the other rooms were last completely repainted.

Does the house have a lightening rod?

⚡ No. ⚡

Who owns the side fences?

The owners were told that they own the side fences, but they are not 100% sure. They have maintained all the fences.

What air conditioning is available for the common rooms on the first floor? (East Living Room, West Living Room, Dining Room, and Sun Room)

The only air conditioning on the first floor is in the owner’s suite, the kitchen and the Rose Room. The owners say that since they have owned the house they have averaged only 2-3 days a year when the first-floor common rooms seemed hot enough to want air conditioning.

Do all four fireplaces work?

The fireplaces in the two first-floor living rooms and the fireplace in the Captain Howe’s Suite all work. The owners have built fires in each of these fireplaces.

The fireplace in the kitchen does not work. Its chimney was removed when the new section of the house was installed in the mid 1970’s. However, there is a vent installed above the kitchen fireplace that can be used for venting a stove.

What permits do the current owners have?

They are licensed to operate an Inn with 7 guest rooms. They do not have a liquor license and do not serve any type of alcohol to their guests.

Is it possible to subdivide the estate?

Given its size of 2.3 acres the owners believe that it MAY be possible to subdivide the property. But the owners have NO official plans or authorization to do so. Any buyer that might want to subdivide the property MUST obtain their own official authorization from the Town of Dennis.

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Does the house have fire-prevention sprinklers?

No, the Inn is only required to have smoke and carbon monoxide detectors in the prescribed places—which of course it does.

Are there pictures of the house available from years ago?

Yes, but unfortunately the owners only have one small picture. The owners do have contact information for the Great, Great grandson of Calvin Howe who may have more pictures and information about the house.

Is the house registered as an historic building?

No.

Is there hardwood flooring under the carpet in the owner's living room?

No, just normal underlayment.

Is natural gas available on the street?

Yes, in fact a natural gas connection was brought in from the street in 2005. The connection was capped and is located under the porch near the kitchen.

Can people swim in the lake?

Absolutely. In the summer many people swim in the lake.

Is there fishing in the lake?

Yes. Every spring the State stocks the lake with trout. There are also resident fish such as: herring, bass, etc.

Is there ice skating on the lake in the winter?

Yes. During most Cape Cod winters the lake will periodically freeze enough to allow ice skating. Of course, one has to consult the weather reports and use caution.

Does the estate have underground irrigation sprinklers?

Yes.

Is the house being sold furnished?

The owner's intention is that the furniture and infrastructure needed to operate the property as a B&B will be available—and with the furniture currently shown with the property (with a few exceptions). The owners have prepared an **Exclusions List** of personal and sentimental items that will not be conveyed with the property. We will be happy to provide you with this list and to point out the excluded items to you when you tour the house. Also, many of the paintings

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on display are on consignment from local art galleries and will not be conveyed with the property.

What will happen to guest deposits after closing?

Not a problem. The owners do NOT take deposits from guests when they reserve a room. If the new owners plan to run the Scargo Manor as a B&B then they will fully benefit from all the previously booked customers who arrive after closing.

Do you have financial and operation data for the property as a B&B?

Yes. We currently have **Occupancy** rates from 2004 – 2007, **Revenue** figures from 2004 – 2007, and **Income Tax** summaries from 2004 – 2006. Due to the sensitive nature of this information the owners asked that I provided this information to only serious buyers who have viewed the property—although we will provide it at a showing. The owners also ask that buyers sign a confidentiality agreement—which I will e-mail or fax to you or your buyer agent upon request.

What software, databases, web sites etc. needed to run the B&B are included?

The owners use **Guest Tracker** to manage reservations and to track occupancy rates and other statistics needed to run a B&B and provide information for tax returns. This program, any documentation available, and all of its standard files, including the **customer list**, are included with the property (if wanted). The owners will help the new buyers transfer these programs and files to the buyer's computers.

Also included are two web sites, if wanted. One is the Inn web site used by prospective guests: www.ScargoManor.com that is

The second is the real estate web site www.myScargoManor.com that was created to help market the property for sale. New owners should contact the web site host if they wanted to change this web site or continue it beyond its targeted expiration date of February 2009. If requested, the new owners would be welcome to soft copies of the real estate brochure and all of the pictures and info files on this web site.

If you have more questions
contact your buyer agent or
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