



# Bed & Breakfast Buyer Checklist



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## 1. 📍 Location That Attracts Guests

- ☐ Close to downtown Kingston, waterfront, Queen's, or tourist areas
- ☐ Peaceful setting on with unique appeal

## 2. 🚗 Parking & Year-Round Access

- ☐ Minimum one guest parking space per room
- ☐ Easy access in all seasons, especially on islands

## 3. 🛏 Layout That Offers Privacy

- ☐ Separate guest area or suite
- ☐ Ensuite or dedicated guest bathrooms
- ☐ Private entrance (ideal but not required)

## 4. 🔍 Room to Host

- ☐ Functional kitchen for preparing breakfasts
- ☐ Dining area that feels welcoming
- ☐ Storage for linens, supplies, and guest extras

## 5. 📄 Zoning & Permits

- ☐ Zoned for B&B or short-term rental
- ☐ Municipal licensing or fire inspection complete (or possible)
- ☐ Septic capacity (if rural) meets B&B guest needs

## 6. 🌐 Internet + Amenities

- ☐ Reliable high-speed internet
- ☐ Guest-friendly features (A/C, private outdoor space, etc.)

## 7. 💡 Your Hosting Vision

- ☐ Know your ideal guest (tourists, professionals, cyclists, etc.)
- ☐ Decide if you'll live on-site or off
- ☐ Plan for cleaning and guest management





**Contact us to start the search for  
your perfect bed & breakfast home!**

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