

# States Inn & Ranch



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Welcome to the States Inn and Ranch, a 60 acre working ranch with great rooms, wonderful breakfasts, hiking trails, and livestock including, sheep, alpacas, and horses.

In a peaceful valley a few miles from Friday Harbor, Washington the ranch makes a wonderful base camp for enjoying the wonders of the San Juan Islands. The Bed and Breakfast is also 90 miles south of Vancouver, BC, Canada, and just a few miles by boat or ferry from Victoria, British Columbia.

Accommodations at the Inn range from cozy fireplace nooks to a spacious two bedroom suite ideal for families or couples. Each room or suite has a private bath. States Inn and Ranch is the ideal lodging for your visit to San Juan Island in northern Puget Sound, only 90 miles north of Seattle. Fully accessible accommodations available.

Situated in a turn-of-the-century schoolhouse that saw use over the years as a dance hall, ranch house, and finally as a country Inn.

Visit with our animals, find new birds on our trails through woods and wetlands, read a good book or just relax. States Inn & Ranch also features excellent equestrian facilities for your enjoyment and convenience, including boarding and a natural horsemanship equestrian school.

## Workshops, Seminars and Retreats

States Inn & Ranch Bed and Breakfast on San Juan Island, is the perfect Washington location for your reunion, retreat, seminar, conference or workshop.

We offer a variety of group services, including:

- Meeting & Workshop Space
- Rehearsal dinners and receptions
- Reunions or Company Parties
- Family Dinners

- **Day Use or Overnight retreats with meals and lodging**

**Please contact us for more information on group events.**

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## **Accommodations**

### **Accommodation Notes**

- Our rooms book quickly, so please check our secure [online reservations page](#) for detailed availability.
- All accommodation rates are double occupancy except the Southwestern Suite and Cottage, up to four adults at the listed price in those two units.
- All of our rooms have private baths en suite (in the room) except the Rhode Island Room, where the private bath is adjacent to the room.
- Generally children under 5 are not permitted in the Inn. Please call if you have a question.
- Our rooms only accommodate 2 persons unless otherwise noted below. We count (and treat) children as persons.
- Persons under 13 are charged \$20 per night, persons 13 and over \$25 per night.
- Please see the last pages for additional details on children, pets, winter rates, and our cancellation policy.
- Summer rates are in effect May through September.
- Two night minimum weekend stay during summer.
- [Winter Rates](#) are in effect October through April.

### **Cottage**

**The Cottage is a separate two bedroom unit that offers something special to families and groups looking for their own place. This cottage has a living room, dining area, full bath, kitchen and a washer/dryer. There are two bedrooms, one queen bed, and bunk beds with one double bed and one twin. There are a Satellite TV and DVD player in this unit (the only TV at the ranch). Breakfast is included.**



#### Cottage

- \$249 for up to 4 persons
- Maximum occupancy: 6
- Two Night Minimum all summer
  - Full bath
- \$25 additional for 5th adult, \$20 for under 13
  - Breakfast basket delivered to door
  - Full Kitchen

#### Southwestern Suite

A three-room suite on the second floor with a large common sitting area, and full private bath. The Arizona bed Room can be configured with a king or two twin beds and a futon couch for a fifth person. The New Mexico bedroom has a queen bed. This suite offers superb accommodations for families or two couples traveling together. \$229 up to four persons,

\$25 additional for 5th adult, \$20 for under 13

#### Southwestern Suite

- \$229 for up to 4 persons
- Maximum occupancy: 5
- Two Night Minimum Weekends all summer.
  - 2 bedrooms:
    - 1 queen bed (New Mexico)
    - 1 king or 2 twins (Arizona) and convertible futon
  - Full bath
- \$25 additional for 5th adult, \$20 for under 13
  - Refrigerator in suite
  - Full breakfast included



#### California

This spacious room on the second floor has a wall of 18-foot windows that command a spectacular view across the valley and ponds to the nearby hills and British Camp National Park. It features a comfortable sitting area with romantic lighting. Second floor, king bed with a private bath and powder room. \$169 for two, \$25 additional for 3rd adult, \$20 for under 13.



- California
- \$169 for up to 2 persons
  - Maximum occupancy: 3
  - Two Night Minimum Weekends all summer.
    - Large bath with shower en suite
      - King Bed
  - Additional charges for 3rd person on loveseat sleeper(\$25 adult, \$20 under 13)
    - Full breakfast included

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South Carolina  
All the warmth of Southern Hospitality awaits in this bright, airy room overlooking a small stream and pasture adjacent to the Inn. King or two twin beds with a private bath, on the second floor. \$129



- South Carolina
- \$129 for up to 2 persons
  - Maximum occupancy: 2
  - Two Night Minimum Weekends all summer.
    - King bed or two twins
  - Bath with shower en suite
  - Full breakfast included



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Montana  
The Montana Room has a king bed or two twins for friends traveling together, and a private bath. A touch of western feeling with modern comforts. Second floor room, overlooking the ranch and pastures. \$129

### Montana

- \$129 for up to 2 persons
- Maximum occupancy: 2
- Two Night Minimum Weekends all summer.
  - King bed or two twins
  - Bath with shower en suite
  - Full breakfast included



### Louisiana

White wicker and eyelet remind us of the gentle South with its comfort and grace. Queen bed with a private bath, on the first floor. \$119



### Louisiana

- \$119 for up to 2 persons
- Maximum occupancy: 2
- Two Night Minimum Weekends all summer.
  - Queen bed
- European style Bath with shower (sink in room) en suite
- Full breakfast included

### Wisconsin

This corner room recalls the North Woods with hardwood furniture and in the warm, red cherry hardwood floors. Queen bed with a private bath en suite, on the first floor. \$119

### Wisconsin

- \$119 for up to 2 persons
- Maximum occupancy: 2
- Two Night Minimum Weekends all summer.
  - Queen bed
- European style Bath with shower (sink in room) en suite
- Full breakfast included



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### Rhode Island

A cozy New England atmosphere, featuring a fireplace, Queen bed, and private full bath adjacent to this corner bedroom. First floor room. \$119



### Rhode Island

- \$119 for up to 2 persons
- Maximum occupancy: 2
- Two Night Minimum Weekends all summer.
  - Queen bed
- Detached Full private bath with tub/shower
  - Full breakfast included

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### Nevada

In the middle of the Inn, this spacious first floor room features either a king or two twin beds, sitting area with loveseat sleeper, walk-in closet, and a private bath. *Please note: this is a nice, comfortable quiet room, however it has no view windows.* \$99

### Nevada

- \$99 for up to 2 persons
- Maximum occupancy: 3
- Two Night Minimum Weekends all summer.
  - King or Twin beds
- Additional charges for 3rd person on loveseat sleeper(\$25 adult, \$20 under 13)
  - Large bath with shower en suite
  - Full breakfast included




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### Washington

With a Northwest decor, this first floor room is our handicap-accessible room and is closest to the entrance for ease of access. Full bed with barrier-free shower and private bath en suite. The Inn's front porch is ramped and dining facilities are on the first floor. \$99



- Washington**
  - \$99 for up to 2 persons
  - Maximum occupancy: 2
- **Two Night Minimum Weekends all summer.**
  - Double bed
- **Barrier free shower and bathroom en suite**
  - Full breakfast included

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#### Winter Rates

**Winter Rates are in effect October 1 through April 30.**

All rooms with private baths.

- Cottage - 2-bedroom with kitchen - \$219
- Southwestern - 3 room suite - \$199
- California - King - \$149
- South Carolina King/Twins - \$109
- Montana - King/Twins - \$109
- Wisconsin - Queen - \$99
- Louisiana - Queen - \$99
- Rhode Island Queen - \$99
- Nevada - King/Twins - \$89
- Washington - Double - \$89

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**Rates, Reservations and Cancellation Policy**

**Rates**

Rates quoted are double occupancy plus lodging tax and are subject to change without notice prior to your reservation.

**Extra Persons**

There is a charge of \$25 for each additional guest in the room 13 years or older.

**Reservations**

A credit card or deposit required to hold reservations.

A one night's deposit is charged to your card.

Visa, MasterCard, Discover, American Express, checks, and cash are accepted.

**If you need to cancel your reservation.**

There is no charge if we receive your cancellation notice seven (7) days prior to your scheduled arrival. Without notice your credit card will be charged for reserved length of stay plus tax.

**Minimum Stay**

Two night minimum stay on Holiday weekends year-round, and all weekends May through September. If your stay includes Saturday night, staying Friday or Sunday night is required. There is so much to do from hiking to relaxing that giving yourself the gift of whole day on the island is worth it.

**Pets at States Inn & Ranch**

We're sorry, but no pets are allowed at States Inn & Ranch.

**Check-in & Check-out**

3:00 p.m. to 6:00 p.m. Please give us a call if you won't be arriving during those times.  
Checkout is at 11:00 a.m.

**Meals**

For guests in the Inn, a full four or five course ranch breakfast is served at 8:30 am in the dining room. Please advise of any dietary restrictions or special request.

For guests in the Cottage, a full breakfast is provided. Coffee and teas are available in the cottage.

For groups, Luncheons and dinners available upon request. Please inquire.

**Smoking Policy**

There is no smoking inside any buildings at the ranch. There is no smoking near the barns or ranch outbuildings. Thank you for your understanding.