



FACILITIES AND PROPERTY INFORMATION 2012 - 2013(Rev. 10/1/11)

“GINGERBREAD HOUSE”: Capacity: 100. Recommended banquet seating is up to 80 Tents are used on the ground for larger groups. The site fee (see below) includes the exclusive use of hall, grounds, and *indoor use of tables and chairs* for the day and evening, high-end *indoor Bose sound system*.

Colonial House (“Red House”): Comfortably sleeps **up to 8 people**. The house is available to accommodate party members or guests during events. A minimum two- day rental is required. UPSTAIRS: 4 Bedrooms, 1 Queen with private bath, 2 Full, 2 twins, each with shared bath. DOWNSTAIRS: kitchen with fireplace, powder room, living room with fireplace, DTV, dining room, porch, high-speed internet available. There is easy access to the Gingerbread House directly next door. No smoking, no pets. Check in times may vary depending on whether used in conjunction with the Gingerbread House. (Standard Check-in 4:00 PM; Check-Out 11:00 AM)

One Bedroom “Silo Suite”: Romantic, *round* one-bedroom cottage, former summer art studio with sitting room, bath & wet bar on first floor, winding stairs to bedroom with queen canopy bed, 35 ft. conical ceiling with huge windows overlooking brook and woods.

PARKING CONTROL: A Police Parking Detail is required when the parking lot capacity of 30 vehicles is exceeded. The charge may be included in the “package” price. (See below) Car-pooling, limos or charter transportation should be considered to avoid this charge. Catering staff, musicians, photographers etc should be included in the total vehicle count.

SET UP AND BREAK DOWN TIMES: Set up on the grounds and in the “Gingerbread House” may begin at 8:00AM the day of the event. Break down of all party rentals must be completed by 11:00AM the day after the event. No amplified music is allowed **outdoors** after 11:00PM. *Outdoor amplified music will be subject to volume control*. Events shall end by 12:00 Midnight.

GROUNDS: 4 acres including approx. 2 acres of lawn and Japanese style gardens, winding paths, stone bridges cross a meandering brook, unique rock formations, flower beds, lily-pond and a woodland trail. Private residential area & service areas are not open for use.

ALCOHOLIC BEVERAGE SERVICE: *Santarella holds a full Liquor License*. Santarella will provide all liquor consumed on the premises during events according to State of Massachusetts liquor law. Beverage Service is negotiated with individual parties in a separate agreement. Please see the Beverage Service Menu on our website at www.santarella.us/planning.htm

<u>RATES</u>	<u>Friday-Sunday</u>	<u>Monday-Thursday</u>
*Gingerbread House/Site Fee	\$4000.00	\$2500.00/day (+\$30/person over 50 people)
*Additional Evening or Morning Rental	\$ 500.00 (up to 5 hours)	\$ 500.00 (up to 5 hours)
*Colonial House (weekly rate available)	\$ 600.00/day (2 day min.)	\$ 500.00/day (2 day min.)
*One Bedroom “Silo” Cottage	\$ 225.00/day (2 day min.)	\$ 175.00/day (2 day min.)
* Parking Detail (Required over 30 vehicles)	\$ 300.00	\$ 250.00
*Parking Attendant Fee (30 vehicles & Under)	\$ 150.00	\$ 150.00
* Burgundy Damask Table Linens & Table Napkins are available for a nominal cleaning fee.		
* Reduced Pricing available for groups of 50 or less		

TENTS

30 X 45’ White Pole Tent with Lighting & Sidewalls (89 - 110 people)	\$1060.00 (Includes Tax & Impact fee)
30 X 60’ White Pole Tent with Lighting & Sidewalls (110 - 130 people)	\$1350.00 “
40 X 60’ White Pole Tent with Lighting & Sidewalls (130 - 150 people)	\$1750.00 “

The use of any additional tent(s) must be pre-approved by Santarella, LLC. Catering prep-tents, and tents up to 30’ X 30’ which are placed on the lawns will be subject to an “Tent Impact Charge” of \$150.00.

WEEKEND PACKAGES for GROUPS UP TO 99 (Includes Traffic Control):

Gingerbread House, grounds, 2 day rental of Colonial & Silo Suite	\$5950.00
*With Optional 30’ X 45’ White pole tent including sidewalls & lighting	\$7010.00
(Larger tents will be quoted based on guest count)	

WEEKEND PACKAGES for GROUPS 110-125* (Includes Traffic Control up to 40 cars)

Gingerbread House, Grounds, tent for up to 125 & 2 day rental of Colonial and “Silo” Cottage, 30 X 60’ White pole tent (including lighting & side-walls).	\$7950.00
*Includes charge of \$30/per person for groups over 100	

WEEKEND PACKAGES for GROUPS 125-150* (Includes Traffic Control for over 40 cars)

Gingerbread House, Grounds, tent for up to 150 & 2 day rental of Colonial and “Silo” Cottage, 40 X 60 White pole tent (includes lighting & Side-walls)	\$9500.00
*Includes charge of \$30/per person for groups over 100	

MasterCard and VISA Accepted. There is a 15% service charge on all credit card transactions.