

# BLACK POINT INN IS MAINE'S CLASSIC BEACHFRONT HOTEL



BLACK POINT  
INN



LOCATED ON PROUTS NECK, JUST MINUTES FROM PORTLAND and presiding over one of the most spectacular settings along Maine's ruggedly beautiful coastline, the Inn is nestled on a lushly landscaped property surrounded by ocean and beaches on three sides. Established in 1878, the Inn blends timeless New England charm with modern comforts, offering panoramic ocean view accommodations, fine dining, and gracious hospitality. You'll be dazzled by the unhurried pace, charm, and attentive service that remain the hallmarks of our historic Maine inn, making it ideal for romantic getaways, oceanfront dining at our on-site restaurant, family vacations and celebrations, board retreats and company gatherings, and unique oceanfront weddings.

---

Address: 510 Black Point Rd, Scarborough, ME 04074

Phone: (207) 883-2500

Email: [info@blackpointinn.com](mailto:info@blackpointinn.com)

Website: [blackpointinn.com](http://blackpointinn.com)

IG: [instagram.com/blackpointinn](https://www.instagram.com/blackpointinn)

Facebook: [facebook.com/BlackPointInn](https://www.facebook.com/BlackPointInn)

## LOCATION

Black Point Inn enjoys a stunning oceanfront setting, surrounded by the sea, sand, and cliff on three sides with panoramic views of Old Orchard Beach, Saco Bay, and the Atlantic Ocean. Located on the Prouts Neck peninsula, the Inn is close enough to Portland to enjoy the energy of a bustling tourist town, yet secluded enough to set one's mind at ease and get lost in the picturesque views and charm of the sea.

Long known for serving the freshest lobster and seafood, Portland has gained a national reputation for innovative restaurants, craft brews, and growing number of award-winning chefs. With its mixture of artistic and outdoor adventure, the Portland area is stylish and sophisticated, genuine and welcoming. Experience the latest art, fashion, music, and culinary scene.

## ROOMS & SUITES

### Featuring stunning ocean views

The Inn, featuring spacious guest rooms and suites, offers classic coastal charm with modern amenities and comforts. Each accommodation offers its own distinct character with individual furnishings and detail, while many afford panoramic ocean views, private balconies and decks, and ample space to relax after a day exploring Portland or enjoying our countless on-site amenities & services. Offering single bedrooms, accessible rooms, connecting rooms and suites, the Inn meets guests' needs in supreme comfort and style.

### ADMIRAL'S CHAMBERS

Our Admiral's Chamber rooms offer private decks overlooking our pool area.

#### Amenities include:

- 1 King Bed, 2 Queen Beds, or 1 King Bed and 1 Twin Bed
- Private deck overlooking pool
- Individually controlled A/C and heat
- Egyptian Cotton bathrobes
- Flat Screen TV
- Complimentary WiFi access
- Private bathroom
- Luxurious bath products provided by Gilchrist & Soames

### COMMODORE'S CHAMBERS

Our Commodore's Chamber rooms offer beautiful water views with 1 King Bed or 1 Queen and 1 Twin combination. Views include indirect bay view with a private deck, ocean, or direct beach and bay.

#### Amenities include:

- 1 King, 1 Queen & 1 Twin bed configurations
- Individually controlled A/C and heat
- Egyptian Cotton bathrobes
- Flat Screen TV
- Complimentary WiFi access
- Private bathroom
- Ocean and bay views
- Luxurious bath products provided by Gilchrist & Soames

## STATEROOMS & SPINNAKER SUITES

Our Staterooms are larger rooms on the 2nd floor offering our most direct beach and bay views over Western Beach. Bed configurations include 2 Queen Beds or 1 King Bed.

### **Amenities include:**

- 1 King or 2 Queen configurations
- Individually controlled A/C and heat
- Egyptian Cotton bathrobes
- Flat Screen TV
- Complimentary WiFi access
- Private bathroom, some featuring soaking tubs
- Direct ocean and bay views
- Luxurious bath products provided by Gilchrist & Soames

\*A note about rooms 215/217: Based on availability these two rooms can be rented as a Stateroom or Spinnaker Suite. Traditionally sold with 215 as a Spinnaker Suite, an additional connecting room with 1 Queen Bed is shared by both rooms. Please note, this option is not available to book online and must be confirmed with the Guest Services Department directly at (207) 883-2500.

## ACCESSIBLE ACCOMMODATIONS

Our first floor accessible guest room features a lowered king bed, and accessible features including an accessible ramped entrance, roll-in shower with fold-down bench, adjustable handheld showerhead, and grab bars. Televisions have closed captioning.

Please contact us if you have any questions about accessibility features in this room or if you have any questions about accessibility at the Inn in general.

### **Amenities include:**

- 1 king bed
- Individually controlled A/C and heat
- Egyptian Cotton bathrobes
- Flat Screen TV
- Complimentary WiFi access
- Private, accessible bathroom
- Luxurious bath products provided by Gilchrist & Soames

### ***We should clarify accessible features in this room better, for example:***

- Accessible features including accessible bath fixtures, grab bars, and lowered height for easier access
- Televisions have closed captioning
- Visual/audible alarms
- TTY device available upon request

# FOOD & DRINK

## THE CHART ROOM AT BLACK POINT INN

Savor your favorite cocktail and the best of Maine's seasonal cuisine at The Chart Room, at the oceanfront porch of the Black Point Inn. Overlooking one of New England's most breathtaking coastal vistas, The Chart Room showcases fresh, locally inspired dishes—from perfectly seared scallops with farro risotto to Maine classics like the lobster roll with butter aioli and a blueberry pie brightened with lemon-ginger crumble. As the sun sets, golden light spills across the water, creating the perfect backdrop for dining al fresco on the porch. Whether you're gathering with friends or enjoying a quiet, romantic evening, The Chart Room offers an unforgettable culinary experience in an extraordinary seaside setting.

## AMENITIES & SERVICES:

Guests of the Inn enjoy a rare combination of distinctive service and thoughtful amenities sure to delight even the most discerning traveler. Lounge by our geothermally heated pool, indulge in a fine wine, local beer, or craft cocktail and classic Maine lobster roll at The Chart Room, play a round or two of golf just across the street at the Prouts Neck Country Club, enjoy exclusive access to the private beach club and soak up the sun, or rest in the shade while the kids search for critters among the tidal pools.

### **All guests will enjoy the following resort amenities & services during their stay:**

- Optional valet parking
- Morning coffee, tea and pastries served in the Lobby
- Concierge service throughout all the phases of your trip
- Daily housekeeping service
- Afternoon tea and pastries served in the Lobby
- On-site universal EV charging
- New York Times digest available

### **Additional recreational resort amenities and activities at the Black Point Inn include:**

- Two, 1.5 mile sandy beaches
- Exclusive access to Prouts Neck Beach Club, with private lounge area overlooking a private, sandy beach\*
- 18 oceanfront holes and private clay tennis courts at Prouts Neck Country Club\*\*
- Outdoor geothermally heated swimming pool with poolside food & drink service
- Fitness room with Peloton digital classes
- Cruiser bikes
- Kayaks\*
- Bird and nature sanctuaries
- Room service
- Laundry and Dry-Cleaning services\*\*
- Exclusive experiences like yoga classes, sound baths, oyster tastings and more\*\*

\*Available seasonally

\*\*Please contact Guest Services for availability and pricing

## WEDDINGS & EVENTS

### Unique Hospitality: Spectacular Service

With a storied history of hospitality and service, we pride ourselves in providing truly unique and memorable experiences for you and your guests. Whether you're envisioning a black-tie affair with a formal dinner, or a casual lobster bake with your friends & family, we'll work to customize any aspect to create the day of your dreams. We can also host rehearsal dinners, farewell brunches, organize golf outings, and other events.

### Event Spaces

With more than 4,800 square feet of meeting space - The Point, Atlantic Room, and Homer Room

- Black Point Inn has the right facilities to serve as your oceanfront event venue for your next corporate board retreat, staff development conference, executive meeting or client appreciation event.

### Our meeting, service, and conference facilities include:

- Rental of In-House Audio Visual Equipment
- High-Speed Wireless Internet Access in each meeting facility and guest room
- Themed events and parties
- In-house banquet and Food & Beverage outlets
- Corporate outing development and itinerary assistance

### Weddings By The Sea: The View You'll Never Forget

Featuring stunning scenery and superb service, a wedding at Black Point Inn - a quintessential Maine oceanfront wedding venue - will be a magical experience not soon forgotten...

We would love to host you for a tour so we can show you our beautiful property, the setting for your reception or event, and offer ideas and options based on your vision. We urge you to reach out to our Events Manager, [events@blackpointinn.com](mailto:events@blackpointinn.com) to receive more information, or schedule a tour of our grounds. We typically host weddings in the months of May, June, September, and October, we accommodate intimate weddings in the months of July and August.

## WEDDING PACKAGES

### INTIMATE

Our intimate wedding package offers use of our West Lawn for your ceremony (seasonally permitting). Following the ceremony, we offer private use of our event space for a cocktail hour and dinner reception with a view of the ocean and shooting rock, to be set up according to your needs. Intimate wedding sizes can vary in size and packages start with just the wedding couple.

### POINT WEDDING

Our Point wedding package offers use of our West Lawn for the ceremony. Following the ceremony, this package allows you private use of The Point Room on the night of your wedding and space for a cocktail hour with stunning direct ocean views. Point weddings require a minimum of 7 guest rooms over a two-night minimum. Point weddings can accommodate 40-70 guests.

## **BUYOUT**

Buyout weddings at Black Point Inn allows you private use of the property on the night of your wedding, as well as use of all Inn guest rooms for the wedding weekend. This option offers use of one of our lawns for the ceremony, followed by a cocktail reception on our deck and in our Chart Room restaurant. After cocktails we adjourn to The Point Room for the reception, dinner, and dancing. We have the means to accommodate 150 guests or up to 200 with supplemental rentals.

## **SOCIAL & CORPORATE EVENTS**

Black Point Inn has been one of a kind for nearly 140 years, perched on Prouts Neck looking over the Atlantic Ocean on three sides. If the beautiful surroundings weren't enough, our location allows you to sail away with your entire executive team on the Portland Schooner Company's Wendameen right from the Prouts Neck Yacht Club or take the team across the street to play 18 holes of the best links golf in Maine on a private club course. Afterwards, head to the The Chart Room for an experience a touch above your typical "19th hole."

## **SPECIALS & PACKAGES**

### **ELEVATE YOUR STAY**

Learn more about special packages & promotions, from golf getaways, to romantic escapes, to foodie adventures!

### **GOLF GETAWAY PACKAGE: IN THE MOWING**

Hit the green! Enjoy a "bucket" of four local brews, 2 rounds of 18 holes of golf, and 2 Black Point Inn baseball caps to keep the sun at bay!

### **SAILING PACKAGE: TWO SCHOONERS**

Enjoy an unforgettable cruise aboard a Portland Schooner sail (two tickets) and a Black Point Inn tote with picnic snacks (wine, cheese and crackers, fruit). Requires two-night minimum stay.

### **ROMANCE PACKAGE: MOONLIGHT**

Create a new tradition with your special someone... includes chocolate covered strawberries, a cheese plate from our kitchen, a bottle of wine of your choice (red/white/bubbles) and a floral arrangement.

### **RELAXATION PACKAGE: AFTERGLOW**

Treat yourself! Enjoy a fruit plate from our kitchen, bottle of bubbly, and two Black Point Inn robes to bring home!

(Winslow Homer Studio packages????)

## ACCESSIBILITY AT BLACK POINT INN

Black Point Inn welcomes all guests, including guests with mobility, hearing, sight, learning, or other disabilities. We welcome feedback from guests of all abilities on how we can improve. We offer an accessible guest room for guests who utilize a wheelchair, require extra space, have limited mobility, or require hearing or visual assistance. Our common areas, including our public entrance, front desk, route from public entrance to accessible guest rooms, are all mobility accessible and accessible guest room doorways provide 32" clearance. Additionally, we offer luggage assistance, accessible parking, and registered service animals are of course welcome. Please call us at (207) 883-2500 or email us at [info@blackpointinn.com](mailto:info@blackpointinn.com) if you'd like more information about accessibility at the property or to reserve our accessible guest room, you can also book our accessible guest room on our online booking engine, assuming it is available for preferred dates of your stay.

## HISTORY OF BLACK POINT INN

### CELEBRATING 100+ YEARS OF SERVICE

Built in 1878 by the Kahler family and starting the tradition of Maine beachfront hotels, Black Point Inn's colorful history includes rail barons, political leaders, and one of Maine's most famous native sons, world-renowned artist Winslow Homer. Black Point Inn, originally known as the Southgate House, was once one of the many grand hotels to call Prouts Neck home. Today, it is the last remaining hotel on Prouts Neck.

### EARLY HISTORY

With its wealth of natural beauty and abundant wildlife, Prouts Neck has long been an alluring destination. Discovered first by native Americans who came by canoe to fish the sea, Prouts Neck was colonized by English settlers in the 1600s. The area's rocky coast and dense pine forest made it appear dark from the water, inspiring the name Black Point. Increasing summer tourism led to a building boom in the late 1800's, when the Southgate House, (which would later be renamed Black Point Inn) was built.

### ARTIST WINSLOW HOMER

Prouts Neck was beloved by the famous painter Winslow Homer (1836-1910), whose family owned a cottage just steps from the Inn. He spent over 25 years on Prouts Neck painting and drawing inspiration from the sea. Located within his family's cottage is his art studio, now owned by the Portland Museum of Art, which is open for guided tours through the museum.

### EARLY 20TH CENTURY

The Inn was sold in 1923 to the Sprague family who increased its size and added guest cottages built for prominent families. During Prohibition, Black Point Inn's Oak Room became Prouts Neck's first speak easy. During World War II Black Point Inn continued to thrive, while many other resorts were demolished or consumed by fire.

### LATE 20TH CENTURY

Since the 1950's, ownership of the Inn changed several times, yet an emphasis on old world charm and tradition remained. In 1969, two gentlemen in short sleeves were asked to leave the cocktail lounge as it was after 5:30 PM, and jackets and long sleeves were required; no matter that they were the governors of Connecticut and Rhode Island.

## BLACK POINT INN TODAY

Today, upholding the Black Point Inn's proud tradition of exemplary guest service in an unparalleled setting is the privilege of Migis Hotel Group. Migis Hotel Group has focused on delivering the modern comforts guests expect in the 21st century, while preserving the traditional charm that has continued to attract guests for over a century. Extensively renovated throughout its history to ensure comfort while preserving its historic character, original wall coverings, furniture, paintings, prints and décor have been lovingly restored.

### ABOUT MIGIS HOTEL GROUP

Black Point Inn is operated by Migis Hotel Group, a Maine-based hospitality management company specializing in custom solutions for independent hotel owners. Whether you are a traveler planning your next getaway, a hospitality professional looking for a fantastic place to work, or a hotel owner seeking an experienced and creative management company to steward your business and generate a meaningful return on your investment, we invite you to visit [migishotelgroup.com](http://migishotelgroup.com).