

Sunrise to Sunset at the Bay

Healthy Cosmopolitan Homes LLC
259 Sea Gull Lane, Heathsville, VA 22473
Office: 703-477-2676, Cell: (703) 732-8317
Email: cosmopolitan.homes@yahoo.com
Facebook: Sunrise to Sunset at the Bay @PrivatePier



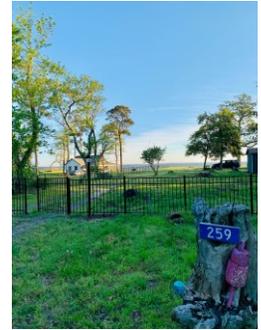
HOUSE BOOK

All you need to know for making your stay comfortable and enjoyable!

I) Directions: Use Google Maps and enter address as shown: 259 Sea Gull Lane, Heathsville, VA 22473

II) Check-In Instructions:

1) Entrance to property : On Hull Neck Road, make a left on Sea Gull Ln. Please do not drive more than 10 MPH on the gravel road as it spreads the gravel and can create a pot hole. Sea Gull Ln is shared with three other neighbors, so please limit speed to 10 MPH. Continue driving on Sea Gull Ln until black metal gates are visible; 259 is displayed on the log next to gate. On the inside of the gate, there is a latch on the top and one cane bolt in the ground. Press the latch from inside to release the two arms of the gate. Move the arm without the cane bolt (right arm) and open it TOWARDS the property (push towards the Property). Next lift the cane bolt and move the left arm towards the property. There a hole in the ground where the cane bolt latches on the end when fully opened.



2) Parking: Pull into the gravel parking lot in front of the house. Kindly do not park in grass. A Tesla charger is provided close to the Shed. The charger provides 240V and can be used to charge Electric Vehicles. Please bring your own cord that connects the charger to the car.

3) Entry into the house: Use side entrance with concrete steps and 'WELCOME' doormat. **An electronic lock is programmed to activate with the entry code provided to you prior to your arrival. The code activates at the date and time of your arrival and will not work earlier than the scheduled check-in time. There is a 24/7 security camera facing the Parking Lot for security.** (Do not enter through the red door with Lockbox).



Enter the code for your stay and the door will open. To lock the door from outside, enter the code and press the lock button on the keypad. To unlock/lock from inside, simply turn the deadbolt lever right (unlock) and left (lock).

4) **WiFi Information:** The Free Wi-Fi at the Premises is identified by

Name: SunrisetoSunset

Wifi password: 259SeaGull123!!

5) House Rules:

Pets: No Pets Allowed for any duration of the stay.

Occupancy/Parties: NO Additional Guests and/or Parties. Max occupancy is 8.

No Smoking on premises (inside or outside)

Take care of house as if it's your own and please respect property, neighbors, and house contents.

6) House Requests/Regulations for you and every guest's health/safety and comfort:

-Keep all doors closed: Although pest treatment is performed at regular intervals, due to beautiful wooded areas bugs/animals can get inside if the door is left open for too long. Hence, it's advised that the doors remain closed.

-Bug/ Pest control: To control bugs DynaTrap is installed at the entrance, which covers an area of one acre to trap bugs. A long electrical cord is inside the Guest Shed in case Guest wants to move Dynatrap.

-Fire control: Please put out the fireplaces, candles, or any other inflammables before going to sleep. Check to make sure electric stove is off. In case of emergency there are 2 fire extinguishers in the kitchen (wall mounted and under sink)

-Storm/Rain: The winds can get very strong. In case of storm, kindly lay down swing/plastic chairs so they do not get blown away. There are furniture covers in the Plastic DeckBox on the Patio to cover the couch under Gazebo. Please cover all furniture so you/next guest can enjoy the next day! A towel wipe should be in deck box or toy shed to wipe furniture/ tables that are wet.

6) Property Description: Sunrise to Sunset at the Bay is a cute nature lover's cottage with Water Front acreage and private beach. House has:

1. **Three-bedrooms-Each with FULL beds and Closets.** They are on main level and are named with a theme; Sunrise (East side of the House), Sunset (West side of the house) and Garden View (Faces the Lawn on the Parking end).
2. **Loft-3 TWIN beds**
3. **Two Full Baths with walk in showers**
4. **Family room with 50" Flat screen**
5. **Screened porch:** Furnished with large table and two large benches to enjoy the Potomac River, have morning Tea/Coffee and Meals. Occasionally during Summer and Fall Months, Dolphins are seen swimming in the River. Make sure to get your camera ready!!
6. **Kitchen:** Fully-equipped kitchen complete with stainless steel appliances including a four-burner electric stovetop with oven, microwave and dishwasher. Amenities include: InstaPot, Blender, Air Fryer, Toaster, Keurig Coffee Machine with Assorted Pods, electric kettle, Electric 12 Egg Boiler, Step Ladder, Two refrigerators, etc.
7. **Internet:** free Wi-Fi

8. **Heating and Air Conditioning:** House has Central Heating and Air-conditioning system. It cools and warms all sections of the house except the Loft; The Loft has a Window AC unit with remote control. **Please don't open the window where the AC is installed.** Additional Ceiling fans in bedrooms, porch and gazebo.



9. **Washer, dryer: New washer dryer in Foyer.** Laundry Pods will be provided depending on length of stay. To conserve the Chesapeake, Guests are encouraged to be environmentally conscious and minimize/avoid use of Washing Machine.

10. **Dishwasher:** Dishwashing Pods are provided depending on length of stay. To conserve the Chesapeake, Guests are encouraged to be environmentally conscious and minimize the Dishwasher



11. **Patio/Gazebo:** The property has a new concrete patio with a large Gazebo to enjoy the outdoors. A Fire-Pit is on one end of the Patio facing the river; Lighter and Lighter Fuel are inside the Guest Shed. Contemporary sofas are under the Gazebo for guests to relax during daytime and nighttime. 8 Adirondack chairs are available. There are two large tables (one inside the Gazebo and another outside Gazebo). Two fans are installed and a mosquito netting screen surrounds the Gazebo to ensure Guests are comfortable.

12. **Beach:** beautiful cool sand in mornings and evenings. Recommend Guest(s) bring their 10'x 10' or smaller canopy or sunshade/beach umbrella to enjoy the beach during day time as it can be sunny but very hot in summer. We are not able to provide the same as the strong winds can blow the canopy into the river if not actively monitored and returned to shed after use! 8 beach lounge chairs are fastened to a Post and Tree to keep them from blowing way because of strong winds.

13. **Outside Shower:** There is a hot/cold outside shower for guests returning from the beach to shower or wash the sand off before entering the house.

14. **Outside Grill:** A grill with propane tank and gauge is present near Patio for Guest Grilling needs. We are not able to monitor the amount of propane left after each guest. If empty, it can be refilled at Food Lion or Lillian hardware which are about 15 minutes' drive. Guest can submit receipt for reimbursement for replacement propane tank.



15. **Pebble Patio #2:** Another pebble Patio is on the west side of the house to enjoy beautiful sunsets. There is another wood burning Fire-Pit facing the Water, a swing and movable Adirondack chairs on this patio. At night time, use the Fireplace as you hear the waves hitting the shore, making smores, etc. It's heavenly!

16. **Bedsheets and towels:** All beds are outfitted with washed white bedsheets and pillow covers, that are rotated for storage and have not been used in house for about 1 week. Each bed also has a comforter in the event one is required to be used with flat bedsheet.

To ensure our Guests are not overwhelmed with carrying Towels, 8 Full Towels, 8 Hand Towels and 8 Wash Cloths are provided. Guests may choose to bring their own bath towels. Guests are required to bring their own beach towels and the white bath towels are not allowed to be used as beach towels/ on sand. Missing and destroyed towels will be deducted from security deposit.

17. **Trash Bags/ Toilet paper:** Starter Trash bags (13 gallon size) are provided in 3 trash bins . Starter toilet paper rolls (2 in 2 bathrooms provided). Please bring extra as per your usage. Please put Trash in Bag and put the Trash bags in bin outside the Shed. Please ensure the cover of the trash Bin is closed.; put something heavy on lid (brick or log located next to trash) so that raccoons or any other wild animals don't create a mess by spilling and eating trash.
18. **Shed:** 'Toy Shed' for Sports and Recreation. There is 1 Kayak, 2 stand up paddle boards, 4 paddles, few Life Jackets, 5 Bikes with Five Helmets, Bicycle Pump, Lighter and Lighter Fuel, 3 Fishing Rods, 2 Crab Pots/Cages, 1 small Beach Umbrella, Kids' beach toys, inflatables, cornhole set, and other games. Please use, enjoy, clean and return just as you found them. The winds can get strong so please do not leave anything on the beach or outside after use. We thank you for your consideration; Missing/ lost items will be deducted from security deposit.
19. **Wind and Tide Conditions:** Furniture is tied down to Posts to ensure they are held in place during heavy winds. It is crucial that the furniture is returned and tied to these Posts during heavy wind conditions as furniture can blow away and hit and damage the house or hurt a guest. For Water sports and recreation, it's highly recommended to return Kayak, Paddle Boards, Fishing Rods etc. to Shed after use to ensure they don't end up missing during high tide as previously mentioned.
20. **First Aid:** First Aid Kit in the cabinet by the Kitchen entrance. The cottage has two fire extinguishers; one hanging on the wall to the right of the fridge in the Kitchen and another located under the kitchen sink.

Tourist/Dining/Shopping information

(use google to check timings etc. before visiting)

Interesting Fact: Heathsville is the easternmost county of the Northern Neck of Virginia,^[1] which was the birthplace of three of the first five Presidents of the United States - George Washington, James Madison, and James Monroe.

1. **Grocery: Food Lion: about 15-minute drive**, 7424 Northumberland Hwy, Heathsville, VA 22473 Phone: 804-580-7326.

2. **Fishing and crabbing:** A good place to pick bait is RW Sports on 1434 Northumberland Hwy, Callao, VA 22435. Depending on driving direction, it might be on your way.



3. Medical/Emergency:

- Medical Practice: Bon Secours Heathsville Family Practice Phone: (804) 580 7200
- Hospitals: Riverside Tappahannock Hospital, Phone: (804) 443 3311
Rappahannock General Hospital, Phone: (804) 435 8000

4. Recreational Activities:

- Tanager Island Cruise – Highly Recommended. Cruise through the Beautiful Chesapeake Bay on Scenic Island Journey – 6 hours event.
<https://tangiercruise.com/>

- Charter Boat Fishing with Danny Crabbe – Charter the 43 foot "KIT II", USCG licensed for 28 passengers, with Captain Danny Crabbe for a memorable fishing trip,
- Belle Isle State Park - <https://www.dcr.virginia.gov/state-parks/belle-isle>
- Fisherman's Museum in Reedsville
- Bush Mill Stream Natural area preserve (hike and bird watching with binoculars)
- Rice's Hotel/ Hughlett's tavern. <http://www.rhhtfoundationinc.org>. Last surviving 1700's structure of its kind in Virginia's Northern Neck! Email info@rhhtfoundationinc.org or call 804-580-337



5. Restaurants:

- Relish – Local Favorite. Farm to table food, changing menu. Highly Recommended.
- Crazy Crab – Local Favorite.
- Chitter Chat's – delicious Ice Cream and summer memories!
- Cockrill's Creek Sea Food and Deli – Highly recommended Seafood
- Oyster Lovers – Fat and Happy Oyster Company
- Little River Seafood.
- N&N Burger – Kilmarnock - Original location. or Tappahannock (en route from DC area) Voted best burgers in VA.
- Horn Harbor Restaurant
- 360 Grill
- Nino's Pizza Inc
- TJ's Dairy Barn

6. Vineyards:

- Good Luck Cellars
- Jacey's Vineyards
- Riva Vineyards at the Grove
- General Ridge Vineyard

7. Museums:

- Northern Neck Farm Museum
- Reedsville Fishermen Museum
- Menomin – Warsaw. (Glasshouse Museum)
- Historic Christ Church and Museum

8. Historical Places of Worship: ST. STEPHEN'S EPISCOPAL CHURCH. Located in Heathsville for over 150 years. Lovely carpenter-gothic style sanctuary dates from 1881. <http://ststephensheathsville.org>

Additional Notes:

- The large propane tank by the Sheds is not used. It was used for heating until the new Central HVAC was installed.
- This is a safe place and our neighbors are nice people. Please respect the neighbors and keep noise and light down after 10 pm. Enjoy the peaceful waves by the moonlight!
- Please take care of the cottage like you would care for your own house. We hope you will visit us multiple times and call it your body's relaxing, recharging and rejuvenating station!



IMPORTANT: Check-Out Instructions:

Check-out is no later than 10 am.

1. Please be courteous to check out on time to allow enough time to clean and maintain the property for the next guest. We take great pride in maintaining clean and Corona free housing by wiping down all handles and touched surfaces by medical grade wipe and that requires time in addition to routing professional cleaning. Additional Fees will apply for late checkout. If any equipment is broken or missing, guest must notify Healthy Cosmopolitan Homes ASAP. Please perform the following prior to Checkout (you may print and bring with you for easy remembrance)

TO DO	CHECK
1. Load dirty dishes in the dishwasher and start dishwasher prior to leaving.	
2. Empty all trash in Trash Bags and put Trash Bags in bins located by the shed. Please don't throw Trash directly into Bin as Trash service doesn't take Trash if not in bags. Put Recyclable material in the Bins; Unfortunately, disposal Service doesn't offer recycle services in the area. Trash is picked every Tuesday.	
3. Remove the bedsheets and pillow covers and put them in the laundry basket by the washer.	
4. Put all towels in the laundry basket by the washer.	
5. All furniture is restored to original locations (inside house/ patio/ porch).	
6. All Material taken out from the Shed is returned to the Shed in reasonably clean condition. Shed door is closed. If Canoe is wet, please turn it upside down and tilt to drain all water. All Crab Pots emptied and restored in the Shed. All Fishing Rods are restored in the Shed.	
7. Thermostat of Airconditioning is set to 75; Switch off Window AC in the Loft and lights and fans.	
8. All windows and doors are closed. If the emergency keys are used form Lockbox, those keys are returned to the Lockbox.	
9. Firepits are checked to make sure all fires are extinguished.	
10. All guests' belongings are removed from the premises. Our cleaning crew doesn't hold on to any items, so please make sure everything is removed from the premises prior to leaving the premises. If there are working toys or other usable recreational items that you do not want to take back, you may leave them outside the toy shed for re-use/ donation. (No Unusable/ destroyed toys/ kites please)	

TO DO	CHECK
11. Close main gate prior to leaving premises	
12. Empty out the Refrigerator	