



WELCOME TO PORT CHARLOTTE  
**SUNSET MANOR**



**A GUIDE FOR YOUR STAY WITH US**

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SUNSET MANOR



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S E C T I O N

**WELCOME**

*A Letter From Your Host*

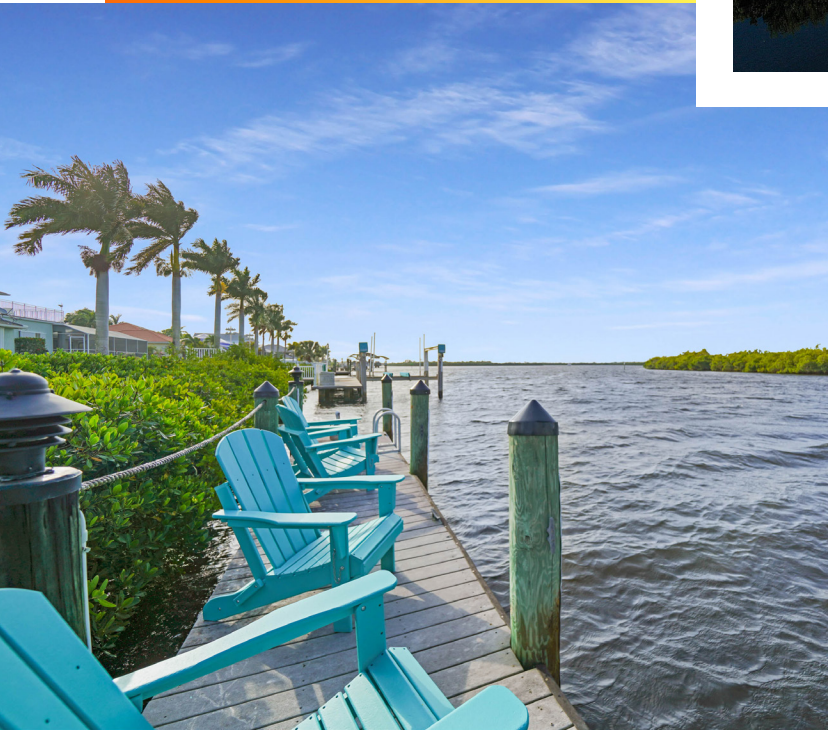
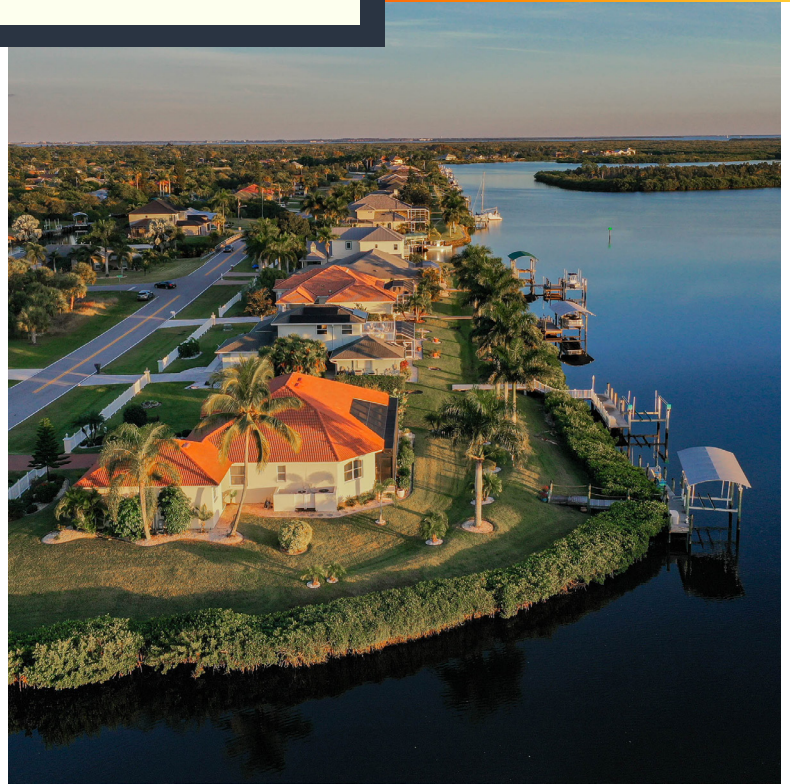
SUNSET MANOR

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# WELCOME

*Hey there!*

It's nice to meet you! We are Adam & Beth. We are Northeast Ohio natives and have 3 school-age children. As a family, we have enjoyed making Port Charlotte our home away from home over the years. This area has given us so many wonderful family memories, as well as the reprieve we need from the day-to-day (and sometimes the cold and snowy Akron weather).



As busy entrepreneurs, Port Charlotte has become our very own oasis - specifically Sunset Manor. We have deeply enjoyed making our Sunset Manor home shareable for others looking to relax and build memories with those they love. Port Charlotte has so much to offer (many recommendations of which you'll find in this welcome booklet). We feel confident our home will provide you the views and relaxation you are looking for during your stay.



*Enjoy!*

*Adam & Beth*

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S E C T I O N

# THE HOME

*Contacts & Guides*

SUNSET MANOR

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# EMERGENCY

## Contacts



### PORT CHARLOTTE PROPERTIES

E: portcharlottepropertiesllc@gmail.com

T: (941) 336-3246

*leave priority voicemail or text and we will contact you immediately*



### MEDICAL EMERGENCY

CALL 911  
in case of  
emergencies

Fawcett Memorial Hospital  
T: (941) 629-1181  
A: 21298 Olean Blvd, Port Charlotte, FL



### POLICE DEPARTMENT

Charlotte County Police  
T: (941) 639-2101  
A: 3280 N Tamiami Trail # 53A, Port Charlotte, FL



### FIRE DEPARTMENT

T: (941) 627-8002  
A: 1493 Collingswood Blvd, Port Charlotte, FL



### ROADSIDE

AAA Port Charlotte  
T: (941) 627-1544  
A: 21229 Olean Blvd Ste A, Port Charlotte, FL

# SUNSET MANOR

## A FRIENDLY REMINDER



### NO SMOKING

Smoking is not permitted inside the home or anywhere on the property.



### NO PARTIES

No parties are permitted in the house.



### NO PETS

We love animals however pets are not allowed in the home.



### QUIET TIME

Please respect our neighbors by keeping the noise down after 9pm.



### LOCK UP

While our community is safe, we strongly encourage our guests to lock doors while exploring the community.



### ENJOY YOURSELF!

We hope you enjoy your stay. Thank you for leaving the place as you found it!

THANK YOU FOR UNDERSTANDING

## GETTING COMFORTABLE

# HOUSE GUIDE

Below are a few helpful tips and instructions on how to make your stay more comfortable and enjoyable!



### HOUSE ACCESS

You were provided house access codes upon check-in. These will be your codes for the week. Upon check-out, the codes will expire and you will no longer be able to access the home.



### TV & INTERNET

We have provided a robust cable package. Streaming services are also included through Roku and Netflix. High-speed internet is also provided.



### LAUNDRY

We have provided detergent to start washing bedding at checkout. We recommend the normal cycle with auto-sensing water level. Please be sure to clean the lint trap to the dryer between each cycle.



### TRASH

Trash is collected Monday morning. Please place all trash and recyclables on the curb on Sunday evening for pick up. Discard all trash from inside of the house into the bins provided in the garage. The lids need to be closed, 3 feet apart, and on the curb near the driveway or the truck will not collect. Please bring bins back into garage directly following pick-up.



## GETTING COMFORTABLE

# HOUSE GUIDE

Below are a few helpful tips and instructions on how to make your stay more comfortable and enjoyable!



### THERMOSTAT

Please keep the temperature no lower than 70 degrees during the summer months.

**DEFAULT TEMP: 70F**



### CLEANING

An in-depth disinfecting & cleaning of the home has been done prior to your stay. We have started you with some essential items, including: towels, linens, comforters, hand soap, detergent, dish soap, trash bags, toilet paper, paper towels, etc.



### SAFETY

We have provided fire alarms throughout the home for your safety. We have provided a fire extinguisher under the kitchen sink and in the garage. A first aid kit is available in the kitchen pantry if needed.



### GRILL

For your comfort, we have provided you with a gas grill. Please make sure to keep grill away from the home. Ensure grill and propane are turned off when not in use. Please clean grill thoroughly after each use.

# TIPS FOR

# YOUR STAY

*COME FOR THE HOUSE. STAY FOR THE VIEWS.*

## 1 POOL SAFETY

Please obey pool rules for your safety. We have also provided door alarms for each door leading to the pool for increased child safety measures. To turn the alarms on/off, move the switch to the ALARM position to activate.

## 4 DOOR CLOSURES

Please be sure to close doors after entering and exiting the home. We also encourage our guests to use their personalized code to lock up the home when out and about.

## 2 AMENITIES

For your comfort, we have provided additional items for your use while at the home. Please feel free to use the beach cart, beach chairs, umbrella, pool toys, and pack and play as needed. Outdoor items are located in the garage and pack and play is in the closet of the bunk bed room. We ask that you leave these items in the manner you found them.

## 5 WI-FI RESET

If you are having trouble connecting to the internet, please try resetting modem/router (under living room TV) by powering off. Power back on, wait a few minutes, and if working the light on top of the modem/router should be white. If the internet is still not connecting, please call or text us at Port Charlotte Properties: 941-336-3246

## 3 LIGHTS & FANS

There are fans located in the living room and patio for your comfort. Please turn off lights and fans when not in use.

## 6 UMBRELLA

For your safety and the safety of others, please be sure to put outside umbrella down when not in use.



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S E C T I O N

# LOCAL TIPS

*Things to Do*

SUNSET MANOR

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THINGS TO DO  
**FOOD & DRINK**  
PORT CHARLOTTE

**ABBE'S  
DONUTS**

Abbe's Donut Nook is located in the Charlotte Square Mall

**DONATO'S  
DINING**

Authentic and delicious Italian dining

**CAPTAIN  
CRAB**

Seafood and sushi with dine-in and curbside pickup

**TWISTED FORK**

Dig into some chef-inspired, down-home Florida cuisine with a "twist" at one of the most unique venues

**EAGLE GRILLE &  
MILLER'S DOCKSIDE**

Enjoy waterfront dining in one of two unique seafood restaurants at Boca Grande Marina, conveniently located on Gasparilla Island

**COMADRES**

One of the favorite Mexican restaurants amongst locals

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THINGS TO DO  
**BEACHES & PARKS**  
PORT CHARLOTTE

**ENGLEWOOD  
BEACH**

Beach on Charlotte Harbor Gulf Island Coast

**PEACE RIVER  
GARDENS**

This 30-acre waterfront oasis encompasses the diversity of five ecosystems

**GASPARILLA  
ISLAND**

State park with swimming, fishing, shelling, picnicking, and viewing the Historic Port Boca Grande Lighthouse

**VETERAN'S  
MEMORIAL PARK**

40-acre park located on a small peninsula jutting out into Charlotte Harbor

**CHARLOTTE  
HARBOR**

Charlotte Harbor and Charlotte Harbor Preserve State Park, a 42,000-acre preserve with 70 miles of shoreline

**PORT CHARLOTTE  
BEACH & PARK**

Scenic waterfront beach on the harbor with boat ramps, basketball & tennis courts, and picnic tables

THINGS TO DO  
**ACTIVITIES**  
PORT CHARLOTTE

**FISHERMEN'S  
VILLAGE**

Waterfront shopping,  
entertainment, and resort  
complex

**MAPLE LEAF  
GOLF**

Offers pristine golf courses  
and access to country club  
amenities

**FANTASEA  
SCUBA**

Scuba diving school  
teaching people of all ages  
and levels

**FARMER'S  
MARKET**

Charlotte Harbor and the  
Gulf Islands has many local  
farmers markets

**IT'S TIME  
KAYAK & CANOE**

Kayak Rentals and  
Eco-Tours throughout the Peace  
River and Charlotte Harbor

**BAYSHORE  
LIVE**

Scenic coastline with trails,  
a playground & picnic  
pavilions, plus fishing piers  
& boat access

**UNIVERSITY TOWN  
CENTER MALL**

Premier shopping and  
dining destination

**ISLAND  
JET SKI**

Watersport rentals  
and tours

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S E C T I O N

CHECK OUT

*Thank you!*

SUNSET MANOR

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# CHECK OUT

## CHECKLIST

1

### FRIDGE & PANTRY CLEAN OUT

Please empty the refrigerator and pantry from all foods that could expire. If you feel there are condiments that could be used by the next guests you may keep those.



2

### WASH DISHES DISHWASHER

Please collect all dishes that have been used and are still dirty and place in dishwasher. Please run the dishwasher before leaving. Our cleaning crew will put dishes away after they've been cleaned.



3

### EMPTY TRASH COLLECT & TAKE OUT

Please collect all trash that was not previously taken with garbage pick-up and place in garbage cans.



4

### STRIP LINENS COLLECT & WASH

Please collect all linens that have been used including sheets, bath towels, beach towels, etc. and start a wash cycle for them. Please separate based on colors and whites.



5

### LIGHTS & FANS TURN OFF

Please turn off all lights and fans throughout the house.



# CHECK OUT

## CHECKLIST

6

### REMOTES

#### PLACE NEAR ITEM

Find remote for living room & kitchen TVs and place where originally found.



7

### CLEAN UP

#### TIDY & STRAIGHTEN

Please make sure to collect all your personal items. Non-perishable items can stay if you would like to pay it forward for the next visitors. Please place all items that came with the house back where you found them.



8

### LOCK DOORS

#### SAFETY & SECURITY

Before you go, please make sure all doors to the house are locked. This includes front door, back door, and sliders leading out to the pool.



*We hope you enjoyed your stay!*







LEAVE US A  
**REVIEW**

We hope you had a great time at our home and enjoyed your stay in Port Charlotte! We would appreciate if you took the the time to leave us a review.

See you soon!

*Sunset Manor*

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**THANK YOU FOR YOUR FEEDBACK!**

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