



Unit 611






1000 N. Atlantic Ave
Cocoa Beach, FL 32931-3140
Jill Cell: (352) 552-4273

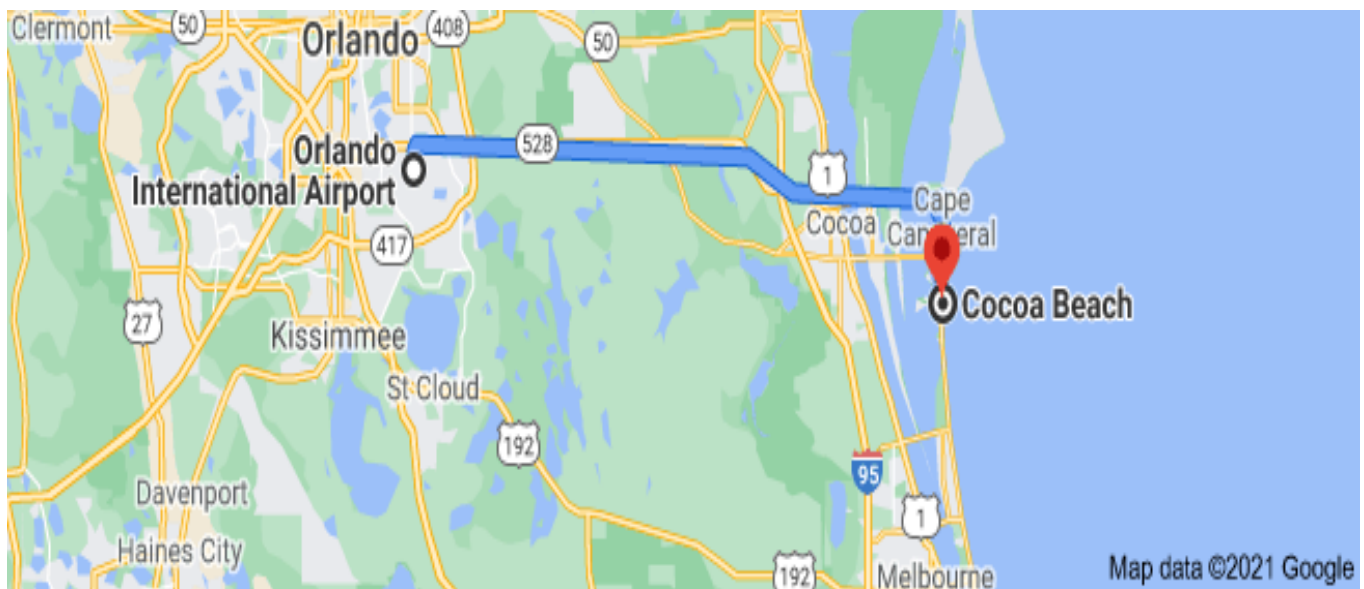
www.sandcastlesownerdirect.com

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Arrival Instructions

- **From Orlando International Airport**

	1	Head north on Access Rd. / Jeff Fuqua Blvd.	1.4 miles
 	2	Use the right lane merge onto FL-528 via the ramp to Cocoa (Toll Road)	42.8 miles
	3	Continue onto Florida A1A South – FL-528 becomes FL-A1A S	5.8 miles
	4	End at 1000 N Atlantic Ave. Cocoa Beach FL 32931	



Total Estimated Time 55 Minutes

Total Estimated Distance 51.5 miles



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IMPORTANT NUMBERS

CALL ONE WEEK PRIOR TO YOUR ARRIVAL FOR DOOR & ELEVATOR ENTRY CODES

JILL	CELL: (352) 552-4273
DOOR CODE	Call (352)552-4273 for entry code
ELEVATOR CODE	Call (352)552-4273 for entry code
BUILDING MANAGER VAL No.	Office: (321)799-2688
UNIT WIFI ACCESS	User: SC 611 PW: pinkbus475 Upon Sign-On, Select 5G. If that does not work, select 2.5G
For Your Convenience, We Now Have Cable Boxes in Each Bedroom	Cable TV Available in Each Bedroom
Remote controls for Spectrum and TVs should be left on the nightstands in the bedrooms and the coffee table in the living room	Any missing remote controls will be charged a \$75.00 replacement charge per remote



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Entering the Complex



PARKING

- Drive Past Garages
- Condo is the South Building which is the building to the right of you facing the ocean – you may park anywhere

ELEVATOR

Elevator code - Jill will give you the elevator key code when you call for the door code.

- Look for a Keypad on the Left Side of the Elevator
- Go to the 6th Floor
- Exit elevator (*Notice the stainless-steel trash shoot door to the right*)
- Turn RIGHT
- Walk down the corridor to the end (*Notice the Beautiful Ocean View*); Turn Right
- Look for unit 611 on the door



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Door Keys in Lock Box

DOOR ENTRY

- Lock Box is on Doorframe. Call us for the number to open the box.
- Open Lock Box.
- Pull down cover with key on it.
- Open the Condo door.
- Put key back into Lock Box cover and close.
Make certain door is locked.

KEYS

- **On kitchen counter, find stretchy cord with 3 door keys and 3 property keys.**
(Replacement Door Keys **Fee \$175.00 EACH** for rekeying lock)

Property keys are for:

- Pool Gate Entrance
- Beach Gate Entrance
- Ground Floor Stairwell (beside elevator which contains shopping carts)
- Shopping carts are available for luggage and food being brought up to Condo Unit (please return the carts into the stairwell ASAP as there are not very many)
- Tennis Courts
- Recreation Room, Bathrooms, BBQ Grill

Upon Arrival

Please text me upon arrival, (352) 552-4273, with your name and the unit, #611,
to let me know you have arrived and your quick thoughts on:

- cleanliness of the condo.
- first impressions of the unit.



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During Your Stay

BEACH & ACTIVITIES

- Beach equipment has been provided for your enjoyment
- As you walk through the front door, to your immediate left is a closet which contains beach & activity equipment
- **Please rinse all equipment** at the beach shower site **before returning to the apartment.**
- **Please leave coolers clean and empty * There will be additional housekeeping charges if food is left to be cleaned out**
- Beach towels and beach mats should be shaken out well. This shall prevent sand from clogging the plumbing

AIR CONDITIONING/HEATING

The weather in Florida is HOT. For A/C to be effective:

- Doors & Windows must be kept closed when A/C is on
- **The thermostat should not be kept below 74°**
- If you are going to leave for a few hours, please raise A/C to 78° or above
- There is a fan for each room. You can leave these on while you are out (keeps the unit dry)

INTERNET

- Free Wireless internet is provided for you. **Username and Password provided by Owner on page 2 of these instructions.**

KITCHEN

- Quick Ice Button in freezer to help speed up ice production.
- Pots and Pans are in the right drawers next to the stove. Please use appropriate utensils (plastic or wooden) for these pots. Please keep these organized.
- Toaster, Coffee Maker, Blender, Smoothie Maker, Hand-held mixer are all available for your convenience
- Flatware is in the top drawer next to the stove
- Food should be scraped off dishes before being put in sink or dishwasher
- Paper Towels, Dish Soap, and Cleaning Supplies are under the kitchen sink
- Trash should be emptied from kitchen to the shoot by elevator

Please put things back where you find them so we can continue to provide these upgrades for our guests. *If kitchen is left untidy (there may be an additional cleaning fee).

Safety Precaution: *Please keep cleaning supplies and sharp objects, i.e., knives, out of children's reach.*



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During Your Stay

FURNITURE

- Please do not move the outside or inside furniture around. If you do, we ask that you arrange it back the way it was upon your arrival. Thank you.

SHUTTERS

- The shutters are for Hurricane purposes ONLY. The knobs have been removed to prevent breakage. If they are tampered with or broken, the tenant will forfeit the entire Security Deposit.

PRIVATE LAUNDRY ROOM (in your condo)

- As you walk in the front entrance, the first door facing you is the laundry room which contains a full-size washer and dryer
- Detergents and Cleaning Chemicals are all available on the shelves above the machines
- An iron & ironing board are in the master bedroom closet

CIRCUIT BREAKER BOX

- Located in the laundry room

WATER TURN OFF

- For ice maker – under kitchen sink
- For entire apartment – the valve near the hot water heater in the laundry room

LIABILITY

Children should always be supervised during your stay. We do not assume any liability for loss, damage, or injury to your persons or your personal property.

- **Any damages done to the property (other than normal wear and tear) by you or your guests, will be the responsibility of the person(s) that are on the lease. Reimbursement for costs incurred to repair/replace the damaged items will be deducted from the security deposit. If damages exceed the security deposit amount, it will be the responsibility of the person(s) on the lease.**

RECREATION ROOM - Please visit our rec room in the North Building (Ground Floor) space

- BBQ Grill available by Sandcastles (**Must be reserved with Manager, Val 321-799-2688**)
- See attached for Grill Rules and further information
- TV, Tables and chairs, refrigerator, sink, restrooms, shower, and Sauna available



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Cocoa Beach Information



Places, Links & Phone Numbers of Interest

SITE FOR EVENTS/ACTIVITIES/DINING

- www.cocoabeach.com
- <https://www.visitspacecoast.com/>
- <https://www.kennedyspacecenter.com/>
- Please use Yelp.com or Google to explore dining options and activity equipment rentals in the area
- See List of Things to Do

SHOPPING

- Shopping / Mall of Millenia, Orlando / www.mallatmillenia.com / (407)363-3555
- Shopping / Shop the Avenue, Viera / www.avenueviera.com / (321)634-5390
- Shopping / Merritt Square Mall, Merritt Island / www.merrittsquaremall.com / (321)745-2100
- Shopping / Ron Jon Surf Shop / www.ronjonsurfshop.com / (321)799-8888

FOOD STORES

- Publix / 2067 Atlantic Avenue (about 1 mile from condo) / (321)783-3214
- Publix / 5645 Atlantic Avenue / (321)783-1014



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UPON DEPARTURE

CLEANING UP – BEFORE DEPARTURE

- Dishes should be washed and put away
- All Trash removed (trash shoot by elevator).

Our cleaning service will inspect, sanitize, and clean the condo, as well as launder bed sheets and towels after you leave.

BATHROBES – BEFORE DEPARTURE

- I leave bathrobes for your convenience.
 - Robes are to be laundered the night before departure because they take a long time to dry.
 - I also provide large beach towels for your convenience. Please launder those the night before departure, also.

KITCHEN – BEFORE DEPARTURE

- Refrigerator & Pantry should be left empty of any open food or containers.
 - Any food you feel may be appreciated, may be left on the counter for the housekeeper.

If additional cleaning is required, additional charges will be deducted from your damage deposit at the rate of \$50 per hour.

KEYS

- All 6 Condo keys should be placed back on the kitchen counter.
 - A lost property key is \$25 to replace per key and will be deducted from your damage deposit.
 - A lost condo key is \$175 to replace per key and will be deducted from your damage deposit.
(The entire lock must be replaced)

If you would like a cleaning service during your stay, please contact Jill.



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Towels and your Damage Deposit

BATH TOWELS

Bath Towels are provided for use during your stay. Bath towels are laundered by housekeeping.

- Each Bedroom will have 4 Bath Towels
- Each Bathroom will have 2 Bath Towels, 2 Hand Towels

16 Bath Towels TOTAL per 3 BR Unit/12 Bath Towels TOTAL per 2 BR Unit

BEACH TOWELS

Beach Towels are also provided for use during your stay.

YOU will need to wash and dry beach towels the night before departure.

- There will be **6 Beach Towels TOTAL** for your use

REPLACEMENT COST- DEDUCTED FROM YOUR DEPOSIT

- For **EACH BATH TOWEL** missing, there will be an **\$8 replacement fee**.
- for **EACH BEACH TOWEL** missing, there will be a **\$15 replacement fee**.

****Towels are often left at the beach or pool. This can become costly.***

Guests are responsible to ensure that the same number of towels are left in the unit upon departure.

SPECTRUM AND TV REMOTE CONTROLS

- There are two remote controls for each bedroom. These must be left on the nightstand upon departure.
- There are two remote controls for the living room. These must be left on the coffee table in the living room.
- **If any of these are not present, there will be a \$75.00 replacement fee per remote.**

SHUTTERS

- The shutters are for Hurricane purposes ONLY. The knobs have been removed to prevent breakage. If they are tampered with or broken, the tenant will forfeit the entire Security Deposit.

OWNER'S CLOSET

- There is a locked closet in the unit which contains articles belonging to the owner. If this lock is broken or the closet is opened by any other means the tenants will forfeit the entire Security Deposit.



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ARTICLES LEFT IN UNIT

- Upon your notification after departure, Housekeeping will attempt to return any personal items found in unit.
- *There will be a \$25.00 return charge plus shipping charges, prepaid.*
- *Please contact Jill*

TENANT MUST EMPTY ALL TRASH INTO TRASH SHOOT BY ELEVATORS

Thanks for your cooperation and consideration!

Thank you for staying at our luxury rental.



Please come back soon:



Book DIRECTLY with US and save service fees!

www.SandcastlesOwnerDirect.com

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Enjoy Your Stay!

*Thank You,
Jill Sandcastles*