



# Welcome to Serene Lakeside Getaway!

Check In: 2:00 pm

Check Out: 11:00 am



## Before You Arrive:

- Food Pickup and Deliveries:
  - Groceries – Brookshires in Pittsburg offers curbside pickup. You can build your order online before you arrive, and pick-up groceries on the way. Select Store #46 here: [Brookshire's Curbside Stores | Brookshire's Food & Pharmacy](#). The store is about 10 minutes from the house.
  - Meal Kits – We have had guests use Hello Fresh successfully for meal kit delivery to the house. Considering lead times, suggest ordering before you arrive. Here's the link: [Order Your Delicious Meal Kit | Healthy Meals | HelloFresh](#)
- Watercraft (Boats, Jet Skis) Rentals:
  - **Top Water Boat Rentals – 903-285-1977 (topwaterboatrentallc.com)**
    - **Pontoons, jet skis delivered right to the dock**
    - **Partner: 10% discount (mention 'TLC' at booking)**
  - Barefoot Bay Marina – 903-856-3643 (barefootbaymarina.com)
  - Lakeboat Rental – 888-594-6610 (lakeboatrental.com)

## During Your Stay:

- Water – this home is on well water. All indoor water is filtered (including the fridge) and all filters are changed regularly.
  - We also have a fresh Spring Water (hot/cold) dispenser available for guests if you choose (extra 5 gal bottles are in the pantry).
- Power – this home is 100% electric. We have updated all lighting to LED to do our part to be 'green'.

- The fire table and outdoor grill have their own propane tanks.
- Kitchen – you should find everything you need here regarding tableware, appliances, cooking utensils (indoor and outdoor grilling), pots, pans, serving bowls, trays. We also have some basic seasonings, and condiments for your use.
  - Cooking Appliances: Stove, Double Oven, Microwave, 4 Slice Toaster, Coffee Maker (drip brew and Kerig), Blender, Juicer, Rice Cooker, Instapot
  - Please let us know if we missed anything!
- Bedding & Towels – you will find plenty of clean extra linens, pillows and blankets and towels in all bedroom closets / dresser drawers.
  - There are extra towels in the Master Bath and walk-in closet
- Sauna - The remote control (light therapy) is in the drawer of the coffee table in the game room. The sauna controls are on the left-hand side of the unit (also inside the unit).
- Media & Tech – There are three Roku TVs (streaming only), a connected DVD player and blue tooth enabled surround sound system upstairs (+ TVs in Main bedroom and Game Room downstairs). There are HDMI ports for those that have brought along their own gaming systems. In the first drawer of the media

cabinet you will also find some DVDs for both children and families to enjoy.

- Note: There are also USB Ports in the upstairs bedrooms – via three alarm clocks with 2 USB ports each (6 USB ports) for charging your devices.
- Thermostat – (Heat and AC) is located in the hallway. Please feel free to adjust to your own preferences.
- Spotting Scope – we have provided for you to enjoy (wildlife watching, water activity, even star gazing). It should only be used by adults, or under adult supervision please.
- Outdoor Equipment – is located under the house in the back. On the wall you will find two kayaks! Inside, you will find kayak oars, life vests, axes, yard games, outdoor chairs for the fire pit, and an umbrella for the boat house table.
  - There is also an extra tanks of propane for the outdoor grill or fire table.
- Watercraft Moorage – The powerlift / slip on the boathouse is for your use. You are also welcome to tie your own watercraft to any part of the dock, or just beach it up to the shore.
- Fishing Tips – we have done great right off the dock. Mostly Bass and Catfish. Crankbait is a favorite for Bass from the dock. Texas Rigs also work well. Catfish are also plentiful, and simply require

a treble hook with some chicken liver bait. Add a bobber, and you can just sit back and relax. Of course, the time of year plays a big role in success for both as it is slowest in the winter months. You'll need a boat or kayak and a good depth finder for Crappie fishing, but they are plentiful here too, especially around the bridge piers. There are 4 rods under the house for your use.

- Feed the Fish – if you're not into catching them, you can certainly enjoy watching them! You can find catfish feed in the storage box in the boat house storage box. Just toss in a couple handfuls on the side facing the house and enjoy the show.

### **Safety Tips:**

- There are smoke and CO2 detectors on both floors
- There is a fire extinguisher in the hallway closet
- Direct access to the lake: please keep a close eye on small children or pets at all times, especially when in the backyard
- Sauna: please do not allow small children into the sauna when heat is on. Adults should not use if they have consumed alcohol.
- Wood Stove: be sure to open the vent before starting a fire

- Grassy Areas: please be careful when walking on the grass after heavy rain as the property is on clay soil and can be very slippery when wet.
- Shed: This is where the main electrical breaker box is located. There is a key above the door if access is needed.
- Nature / Wildlife: This property is in Sunset Bay, a lakeside neighborhood. So, you're not in the middle of nowhere, but please keep in mind that this is still a remote, wilderness area.
  - Deer, raccoons, foxes, coyotes, hawks, pelicans, song birds, hummingbirds, woodpeckers, jays, and so much more are regular visitors here.

## House Rules:

- Please no smoking nor vaping indoors
- Please no loud music or outdoor sounds after 9:00pm (let's not scare the animals late at night ;)
- Please **remove all trash upon departure** (there are garbage bags under the sink in the kitchen, use as many as you like).
  - We have added weekly trash service – so just toss everything in the large outdoor trash can, and **wheel up to the curb Sunday** night (Monday pick-up), **or whenever you leave.**

- Pets – We love pets! But please keep pets off all furniture (sofas, chairs, beds) – or at least toss a blanket or cover them to keep pet hair and such off to more easily clean, wash.
- This home is on a septic system. Please do not flush wipes or anything other than the paper provided in the bathrooms.
- Please turn off back deck lights before going to bed. Locals like to enjoy star gazing in the evenings (and you can / should too)!
- Please place all used bedding, towels, etc. in the laundry room before departure (we'll take care of it from there)
- Please reattach all outdoor furniture covers, tie-downs and return any equipment, cushions, umbrellas used to their storage places (it can get windy here at times)
- Please place any dirty dishes in the dishwasher and start the machine before departure (we'll put them away)

### **Local Services, Activities:**

- Downtown Pittsburg – groceries (Brookshires), dining, antiques, hardware (B&S True Value), library, churches, historic sites, etc.
  - Hospital – UT Health, Pittsburg (2701 US HWY 271N)

- Lake Bob Sandlin State Park – 3.3 miles of hiking / biking trails, picnic areas, swimming area, fishing pier, kayak rentals
- Barefoot Bay Marina – recreational equipment rentals, fishing gear, seasonal live music, marina, gas, propane, firewood
- Efurd Orchards – fresh fruit and vegetable stand with lots of homemade specialty goods, plus soft served ice cream blended with a variety of fresh seasonal fruit like peach.
- Wineries:
  - **Los Pino's Ranch Vineyards: 658 CR 1334, Pittsburg, TX 75686**
    - **Outdoor dining, tasting room, activities**
    - **Partner: 10% off (just mention 'TLC' at booking, checkout)**
  - Zepeda Vineyard & Winery: 2170 CR 4110, Pittsburg, TX 75686
- Mount Pleasant Meat Processing Co. - local, premium grass-fed beef for sale. (1232 Dove Ave., Mount Pleasant, TX 75455)
- Tri-Lakes Veterinarian - traditional vet with exotic animals onsite like zebras, camels, wallaby, that can be seen from the road (111 FM 21, Mount Pleasant, TX 75455)
- Mount Pleasant offers more shopping and dining options with big box retailers such as Walmart, Home Depot, Tractor Supply









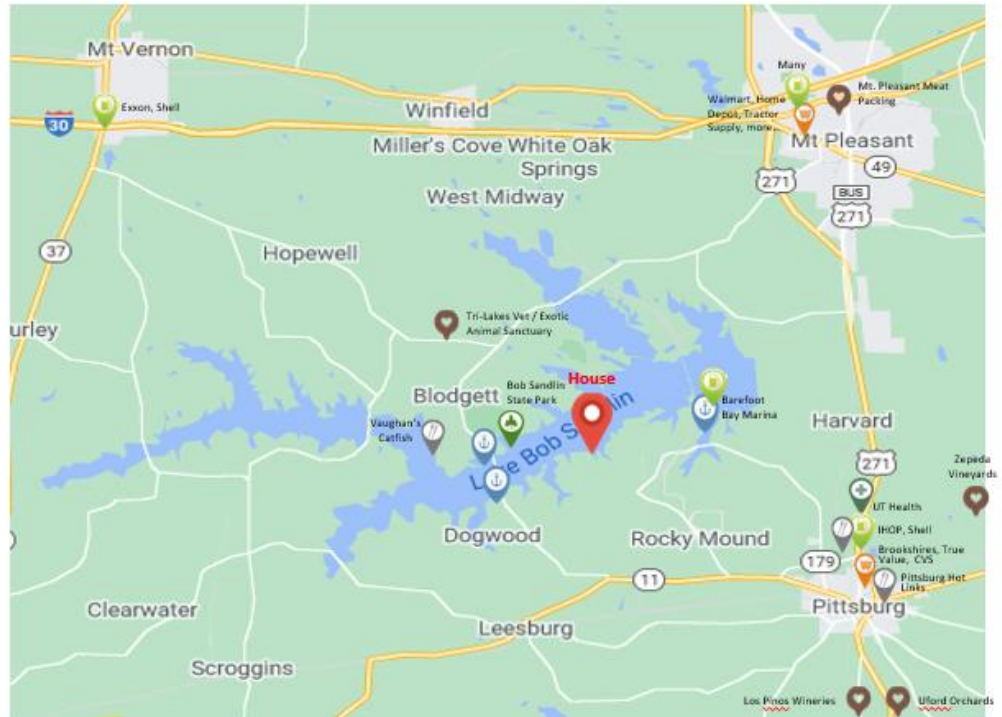
## Dining Out, Restaurants (local favorites):

- Pittsburg:
  - **Herschel's** – The local hot spot, typical American café serving breakfast, lunch and dinner. [Find Us \(herschels.com\)](http://herschels.com)
  - **Pittsburg Hot Links** – great place for lunch, local favorite and 'famous' for their links, traditional Southern Comfort Food.
  - **Daysi's Y Mariscos Taqueria** – authentic Mexican street food in a not too fancy spot, service can be slow, but the food is very authentic. Suggest considering call-in ordering.
  - **Peralta's Italian** - Traditional Italian food. Good food, service, and nice sit-down dining ambiance.
  - **IHOP** – brand new location, clean, good service, good place for breakfast or even lunch. Also, can pick up basic supplies, snacks, fuel (adjoining Stacy's convenience store and gas station). Usually open early / late – when most of Pittsburg restaurants are closed.
- Mt. Pleasant:
  - Much larger variety of the usual fast / casual chains (Panda Express, Chillis, Arby's, Scholtsky's, Braum's, Dairy Queen, WhataBurger, etc.) and many more local dining options.
  - A couple favorites (for sit down dining):
    - **Nardello's** – wood-fired pizzas, salads, sandwiches, steaks, craft beers, good wine list, cocktails. [Nardello's \(nardellos.com\)](http://nardellos.com)
    - **Luigi's** – authentic Italian dishes, quiet setting . [Home \(luigifineitalian.com\)](http://luigifineitalian.com)
    - **Laura's Cheesecakes** – craft cheesecakes – best in Texas [Laura's Cheesecakes \(laurascheesecake.com\)](http://laurascheesecake.com)

**Getting Around + a few selected Local Favorites**

 **House**

-  Groceries, Rx, Hospital  
(Brookshires, CVS, UT Health)
-  Dining Out  
(Vaughan's, IHOP, Pittsburg Hotlinks)
-  Outdoor Activities  
(State Park, Swimming, Trails)
-  Marina, Boat Launches  
(Barefoot Bay, public launches)
-  Fuel, Convenience
-  Other Local Favorites



*Map is illustrative, not intended to be precise*

**Please give us a call if you have any questions or concerns.  
We hope to earn a 5-Star review if you feel we deserve it.**

**Thank you for staying with us!**

**Brent & Rosy**

