

Sand Hill Cottage

Summary

Charming Beach Cottage in the Woods! This pet and mobility friendly cottage is located on a private, wooded lot close to everything Fort Morgan has to offer.



Description

Sand Hill Cottage is a 2 bed/2 bath cottage in the woods - a perfect location! The closest Fort Morgan beach is a short, 2-minute drive. New to the rental market in 2022, this pet and mobility friendly cottage is located on a private, wooded lot close to everything Fort Morgan has to offer. Sand Hill Cottage has a fenced in yard so your fur baby can enjoy vacation, too! It offers single floor living approximately 6 miles from Gulf Shores Parkway. Sand Hill Cottage is close to the Fort Morgan, Gulf Shores and Orange Beaches. Fort Morgan, unlike Gulf Shores, is known for less traffic, less noise, and fewer people on the beach - even during the peak summer season. Why spend your vacation packed in like a sardine when the Fort Morgan beaches offer a chance for real peace and quiet? Grocery stores and restaurants are just down the road. The home offers everything you need to make your vacation to the Alabama Gulf Coast memorable! SHC is only a short distance from the Jeff Friend Trail and Mo's Landing.

Map

Address: 13499 State Highway 180, Gulf Shores

Zip Code: 36542

Latitude / Longitude: 30.248587217745467 / -87.79324007763674



Nearest Airport	Pensacola	39 miles
Nearest Bar	Sassy Bass Amazin' Grill	8.4 miles
Nearest Beach	Mobile Street	2.5 miles
Nearest Ferry	Mobile Bay Ferry	6.1 miles
Nearest Golf	Peninsula Golf and Racquet Club	1.2 miles
Nearest Restaurant	Beach Bums Coffee & Deli	2.4 miles
Nearest Route/Highway	Route 59	6.2 miles

Additional Property Information

Sand Hill Cottage offers single floor living in a private, wooded setting that is close to the beach and all that Fort Morgan has to offer!

Accommodation, Features

House or Cottage/Villa

Bedroom(s): 2 (5 Sleeps)

King: 1, Queen: 1, Twin / Single: 1

Bathroom(s): 2

Combination Tub / Shower: 2

Suitability

- **Long term rentals:** No
- **Pet Friendly:** Yes, pets welcome
- **Smoking:** No smoking
- **Children:** Yes, great for kids

- **Wheelchair Accessible:** No
- **Seniors:** Yes

Themes

Away From It All, Family Friendly, Pet Friendly

Location Type

Near The Ocean

Popular Amenities

Air Conditioning, Clothes Dryer, Dining Area, Keyless Entry System, Linens Provided, Outdoor Grill, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Refrigerator, Stove, Toaster

Outdoor Features

Beach Chairs, Beach Umbrellas, Fire Pit, Ground Floor, Outdoor Charcoal Grill, Outdoor Furniture

Access & Parking

Parking Off Street

Activities

Activities & Adventure:

Beachcombing, Bird Watching, Boating, Deep Sea Fishing, Golf, Kayaking, Miniature Golf, Outlet Shopping, Parasailing, Pier Fishing, Shelling, Shopping, Sight Seeing, Snorkeling, Sound/Bay Fishing, Surf Fishing, Swimming, Walking, Water Tubing, Wildlife Viewing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$175 - \$275		-	-	3 Nights	-
No rates available						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$200	One time
Lodging Tax	Required	6.0%	One time

Policies

Check in: 16:00, Check out: 10:00

OCCUPANCY

Guest signing agreement must be over the age of 25 and present during the entire rental. -- Guest will submit copy of valid government photo ID to owner at the time rental agreement is signed.

Guest agrees to abide by all rules and regulations contained herein or posted on the premises related to the Rental Property. The Guest signing the rental agreement must be present for the entire stay. Guests obligations include but are not limited to keeping the premises as clean and safe as the conditions of the premises permit and causing no unsafe or unsanitary conditions in the common area and remainder of the premises that Guest uses. Guests agree not to use the premises for any commercial activities or purpose that violates any criminal law or governmental regulation. Guest's breach of any duty contained in this paragraph shall be considered material and shall result in the termination of guest occupancy with no refund of any kind.

In no event shall the Rental Property be occupied by more persons than stated on the reservation, without prior approval by Owner. Absolutely NO parties or events are to be held in the house or on the property without permission of the Owner. Guests are required to be respectful of neighbors at all times. Please respect quiet hours and property boundaries. In no event shall Guests assign or sublet the Rental Property in whole or in part. Violations of these rules are grounds for expedited removal of all occupants with no refund of any kind. Guests hereby acknowledge and grant specific permission to Owner to enter premises at any time for inspection purposes should Owner reasonably believe that Guests are causing or have caused any damage to Rental Property. Guest further agrees to grant Owner access to Rental Property for purposes of maintenance and repair. If listed "For Sale", Guests agree to grant access by scheduled appointment upon notification.

Property will not be accessible by the guest prior to the check-in date/time or after the check-out date/time listed on the agreement without permission of the Owner. Early check-in and/or Late check-out fees will be applicable. Door is accessible via an electronic lock. A code will be issued to the Guest within 2 hours before assigned check in time. The code will not be active until check-in time and will expire/deactivate on the check-out date/time assigned.

PAYMENTS

50% of the balance is due at the time of booking. The remaining balance is due sixty (60) days prior to the check in date. Payments that are not received by the due date may result in cancelation of the reservation and/or loss of previous payments. Payments can be made by credit card, e-check or EFT. A \$300 credit card hold is automatically placed 2 days prior to check in as a security deposit. The hold will be released within 7 days of check-out pending any charges incurred for damages, missing items, etc.

CANCELATION

Cancelation more than 60 days prior to check-in date will result in a 100% refund for stays less than 28 days. Cancelation more than 30 days but less than 60 days prior to check-in date will result in a 50% refund for stays less than 28 days. Cancelation less than 60 days prior to check in but 30 days or more will result in a 50% refund for stays less than 28 days. Cancelation of 30 days or less prior to check in will result in no refund. Forfeiture of all payments that have been made to date. Stays over 28 days require a cancellation of 90 days prior to check-in date for 100% refund. Refunds will not be given for delayed check-in or early departures. Hurricanes - Refunds are not given unless there is a state/government mandated evacuation. The renter is solely responsible for their decision and safety.

CLEANING/MAINTENANCE

There is no daily/weekly housekeeping service included, however it is available for an additional fee.

Guests are responsible for leaving the house in good condition at check-out. If house is found abnormally dirty or damaged at check-out, you will be subject to additional charges. If the house is left in a condition that prevents

owner from renting to the next scheduled guest, you will be fined the daily rental rate per day, until said house is returned back to its original condition, plus any out of pocket expenses incurred by owner to accommodate the next guests.

By signing this contract, you acknowledge you must, and accept your duty to, immediately notify owner of any problems, damage, leaks or other issues with the house.

No refunds will be provided due to inoperable appliances, wifi, cable etc. The Owner will make every reasonable effort to assure that such amenities will be and remain in good working order. No refunds will be given due to power blackouts, water shortage, flooding, construction at adjacent properties, or mandatory evacuations of the area by county officials due to hurricanes or other potentially dangerous situations arising from acts of god or nature.

LINENS/TOWELS/SUPPLIES

Linens and towels are provided. At no time are they to be removed from the property. Guests should bring their own beach towels/blankets for beach use.

Damage and loss of linens (destruction and unremovable stains due to hair dye, spray tan or makeup, etc) may result in a charge for replacement. An initial set-up of trash liners (one per receptacle), dishwasher tablets, bathroom paper and soap is provided. Guests will be responsible for additional paper items and supplies needed during their stay.

No indoor furniture should be moved outside the house at any time. No outdoor furniture is to be used indoors or removed from the porch/property.

Do not affix anything to the furniture, walls, appliances, doors or trim with any type of adhesive, screws or nails.

SMOKING

Absolutely no smoking/vaping of any kind is allowed inside the house. Smoking is allowed on the front porch and in the driveway provided smoking is not near any open doors or windows and cigarette butts are properly disposed of. Any cigarette butts or damage/odors from smoking found by our cleaning/maintenance staff will incur additional cleaning/damage charges.

OUTDOOR COOKING/GRILLING

An outdoor charcoal grill is provided at the back of the property. Use of this grill is at your own risk. Do not dispose of hot coals in garbage cans. No cooking/grilling of any kind is allowed on the front porch. Any cooking oil/grease must be disposed of properly (NOT TO BE FLUSHED OR PUT DOWN DRAINS) and not allowed to splash on or stain driveway or other surfaces. Any damage caused by these activities will be subject to extra cleaning/damage charges.

Grill grates should be cleaned before check out.

PETS

Sand Hill Cottage is a pet friendly property for DOGS ONLY. A separate pet addendum must be signed and fees paid prior to occupancy. Any dogs/pets discovered on the property that have not be previously disclosed/paid for will result in a loss of deposit and/or immediate termination of the reservation/eviction without refund. Guest is responsible for any/all damages/extra cleaning required.

SEWER SYSTEM

This house is on a grinder pump. This grinder pump system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products or wipes (even if listed as flushable) should be flushed at any time. Do not dispose of fatty foods/greases/oils in the sink/garbage disposal. If it is found that these products have been flushed and clog the grinder pump, you could be charged damages up to and including the price of replacing the grinder pump.

BEACH CHAIRS/UMBRELLA

We have made an effort to provide some beach chairs/umbrella for guest use in the storage bin located outside near the air conditioning unit. We cannot guarantee availability and condition of these items. Please remove chairs/tents/toys from the beach at night for the safety of our wildlife, fire/rescue/wildlife volunteers and security of your belongings. If you use any items available in the storage room please return them, and any others that you care to add, to the storage bin as neatly as possible.

BONFIRES/FIREPITS/FIREWORKS

A fire pit is provided for your enjoyment. Do not use if winds are forecasted above 10 mph sustained, if there is a red flag warning or if gusts will be higher than 15 mph. Do not create bon fires. The property is a natural setting and sparks may quickly ignite in the yard. No fireworks are allowed.

LOST AND FOUND

Please make sure to remove all of your personal it upon check out. Items that are left behind will be subject to charges for shipping for return to Guest if Owner is requested to return to Guest. Items found and not claimed within 30 days will be disposed of at the discretion of Owner.

LIABILITY

Guest agrees to indemnify Owner from and against liability for injury to Guest or any other person occupying Rental Property resulting from any cause whatsoever including, but not limited to, injury sustained as a result of use of the home or any amenities. The Rental Property may offer access to recreational and water activities, including but not limited to canoes, bicycles, and swimming. Guest fully understands and acknowledges that outdoor recreational and water activities have inherent risks, dangers and hazards. Participation in such activities and/or use of equipment may result in injury or illness including, but not limited to bodily injury, disease, strains, fractures, partial and/or total paralysis, death or other ailments that could cause serious disability. Guest agrees to fully indemnify and hold harmless the Owner and any and all agents, employees, or contractors for any injury or damage caused by these activities, whether caused by the negligence of the Owners, the negligence of the participants, the negligence of others, accidents, breaches of contract, the forces of nature or other causes foreseeable or unforeseeable. Guest hereby assumes all risks and dangers and all responsibility for any losses and/or damages, whether caused in whole or in part by the negligence or other conduct of the Owners or by any other person. Guest hereby voluntarily agree to release, waive, discharge, hold harmless, defend and indemnify Owner and any and all agents, employees, or contractors from any and all claims, actions or losses for bodily injury, property damage, wrongful death, loss of services or otherwise which may arise out of my use of Rental Property facilities, equipment, or activities. Guest further assumes full responsibility for the actions of any and all persons whom he may allow to enter the property during the rental period and indemnifies Owner from any and all claims arising from such other persons.

SECURITY

Outdoor security cameras are present. Sound is not recorded. Guests must NOT obscure or disable them at any time. If this occurs the reservation will be terminated and Guest will be required to vacate the property immediately without refund. Guests are responsible for the property, its contents, themselves, and visitors during occupancy. Guests must lock windows and doors securely when not on the premises. The Guest named on this reservation personally guarantees the safe keeping of this house during their stay and will be responsible for ensuring that both themselves and all guests, whether they are registered as guests in the House or not, adhere to the rules and regulations in this Rental Agreement and the Sand Hill Cottage Guest Information Binder in the house.

CHECK-OUT PROCEDURES

Check-out time is no later than 10am on the day of departure unless otherwise agreed upon in writing by the Owner. Unauthorized late check-outs will incur penalties of no less than \$100/hr and any costs incurred by the owner as a result of the late check-out.

Bag all garbage, remove from the home and place in garbage bins outside. Bins are to be rolled to the end of the driveway. All dishes must be washed, dried and put away. Grill grates must be cleaned off (if outdoor grill used). If

any indoor or outdoor furniture has been moved, it must be carefully placed back to where it was upon check-in. Put all towels in bathtub. Set thermostat to 75 degrees in summer and 62 in winter. Ensure all windows are closed and locked. Turn off all lights/ceiling fans. Lock the door upon exit.

PET POLICY

There is a limit of 1 dog per reservation unless otherwise approved by Owner in writing.

Applicable pet fees are non refundable and must be paid prior to arrival (\$100/dog). The pet fee is an occupancy fee and is NOT a damage deposit. At no time are the number of pets paid for/disclosed to be exceeded. It is HIGHLY recommended that pets be kenneled/crated any time they are left unattended on/in the property. Many pets do not react well to being left alone in an unfamiliar environment. Pets must be completely house trained. Use of puppy pads is not allowed. Pets are not allowed on any furniture at any time. Pets should be under owner's control and all times and not allowed to roam off of the property. Pets are not to be bathed in the showers/bathtub inside the home or dried off with the linens. Please use the hose or outdoor shower to wash off pets. Guests must pick up all pet waste and are responsible for disposing of it properly (bagged) in the outdoor garbage cans. This includes when pet is on the beach with owner. Guests must clean up any pet accidents that occur immediately and report to Owner. Guests are to clean up any excess pet hair prior to departure. Guests are responsible for their pets' conduct at all times. Any complaints from neighbors for excessive barking and/or improper control can result in eviction without refund. Guest is solely responsible for any injury/damage their pet(s) cause to neighboring properties or other people/animals and therefore indemnifies/releases Property Owner from any liability.

Guest is responsible for any/all damage and additional cleaning fees caused by their pet(s). Charges for damage will include the cost to repair the damage (time/material) as well as any additional costs incurred by the owner including lost revenue and/or fees incurred due to the length of time it takes to make the repairs.

