

# Ocean View Condo- Just steps to the beach

## Summary

Cozy and comfortable condo with unobstructed ocean view! Watch the dolphins from the balcony!



## Description

.8 mile from The Hangout . This condo is in the heart of Gulf Shores. Walking distance to shopping and dining. 2 parking spaces under condo, 2 pools, barbecue grills and deeded access to the beach.

Queen, full and twin beds along with pull out sofa bed. Fully stocked kitchen, washer & dryer, comfortable beds and amazing views! All the comforts and amenities of home!

## Map

**Address:** 728 West Beach Blvd unit 213

**Zip Code:** 36542

**Latitude / Longitude:** 30.246437 / -87.70174



## Additional Property Information

2nd story condo with vaulted ceilings.

Accommodation, Features

Condo or Apt/Townhouse

**Bedroom(s):** 2 ( 6 Sleeps )

Double: 1, Queen: 1, Sleep Sofa: 1, Twin / Single: 1

**Bathroom(s):** 1

Combination Tub / Shower: 1, Half Bath: 1

## Suitability

- **Long term rentals:** No
- **Pet Friendly:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

## Themes

Budget Friendly, Family Friendly, Snowbird - Long Term

## Location Type

Beach View, Near The Ocean, Ocean View, Water View

## Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Deck / Patio, Dining Area, Linens Provided, Outdoor Grill, Pool, Smart TV, Towels Provided, Washing Machine, Wireless Internet

## Indoor Features

Activities / Restaurant Guide, Blender, Coffee Maker, Cooking Utensils, Crock Pot, Dishes & Utensils, Dishwasher, Freezer, Heating, Ice Maker, Internet, Iron & Board, Keurig (single cup coffee maker), Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

## Outdoor Features

Beach Chairs, Outdoor Charcoal Grill, Outdoor Furniture, Pool-Community/Condo, Terrace / Balcony

## Access & Parking

Covered Parking, Parking Off Street, Stairs

## Activities

### Activities & Adventure:

Beachcombing, Deep Sea Fishing, Fishing, Hiking, Kayaking, Outlet Shopping, Pier Fishing, Scenic Drives, Shelling, Shopping, Sight Seeing, Swimming, Walking

## Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
<b>Rate summary</b>	\$150 - \$240		-	-	3 Nights	-
<b>20-May-2024 - 26-May-2024</b>	\$230	-	-	-	4 Nights	-
<b>06-Jul-2024 - 13-Jul-2024</b>	\$240	-	-	-	5 Nights	-
<b>03-Aug-2024 - 28-Dec-2024</b>	\$150	-	-	-	3 Nights	-

## Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Cleaning fee (includes tax)</b>	Required	\$160	One time
<b>Refundable security deposit</b>	Required	\$300	One time

## Policies

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

GUESTS RENTING THE UNIT MUST BE 25 YEARS OF AGE OR OLDER (maximum occupancy of 6). This is a family friendly condo only! NO parties or events.

\$50.00 fee for returned checks

- No refunds for inclement weather such as rain or hurricane
- A reservation must be cancelled >60 prior to check in date and a 50% refund will be issued on amount paid to date
- If a reservation is cancelled 60 or less from date of check in no refund will be issued or if a reservation is booked less than 60 days prior to arrival date
- Reservation must be cancelled by the person that made the reservation and signed the contract.

- Condo is not to be rented for a communal situation (meaning renting condo and allowing various family member and friends to come and go as they please over the rental period)

#### Reservation change

\$100 fee will apply to shorten a confirmed reservation. Guests must notify us in writing of the request 60 days prior to check in date. A new confirmation letter will be created and sent to guest. This must be signed and returned within 5 business days in order to change to reservation. If not received within 5 business day the previous contract will stand.

#### Security/Damage deposit

NO pets. NO smoking in the condo or on the balcony. Damage deposit will not be returned if either is violated. We take pride in The Copeland Cabana and expect our guests to as well. Please do not allow your children to jump on the furniture/beds or take drinks in the bedroom that may spill. We had a horrible time getting red juice out of the carpet. The cleaner will do an inspection after checkout. The damage deposit will not be refunded if the carpet/bedding is stained, holes in the walls, broken tv, stains on the furniture, broken items, destroyed mattresses from children jumping on the beds etc. If no damages are found and no extra cleaning is needed, deposit will be returned in full. This condo is not to be rented for parties or group events. If we are made aware of this during your stay you will be evicted from the condo with no refund of money paid or security deposit.

#### Housekeeping

The kitchen is fully stocked with all the comforts of home. Please make sure coffee pots, blender, crock pot and other kitchen appliances are clean for the next guests. We provide 1 bath towel per person, a hand towel for each bathroom and several washcloths. Sheets for the sleeper sofa are in the lower cabinet beside the couch. We also have a foam mattress topper for the sleeper sofa in the bedroom closet if you choose to use it. Beach towels are NOT provided. A start up kit of soap, dishwasher tablet, laundry pod, paper towels, toilet paper and a trash bag are provided. It is your responsibility to purchase supplies for the week. The condo association has some charcoal grills located near the pool. NO charcoal is supplied.

Internet password is #CAD123GRa

There is 1 key provided in the lock box. If you accidentally get locked out and we cannot get ahold of the maintenance technician, you will need to call and pay for a locksmith.

\*\*\*\* Door code will be emailed to you closer to arrival date\*\*\*\*

#### Parking

There are 2 parking spaces under the condo. It is your responsibility to place a parking pass visible on the dash of both cars. Towing will be enforced by building supervisor. Parking passes are located on top of the refrigerator.

#### Property Description

This is a privately owned unit. We are there several times a year to check on things, keep appliances in good working condition, replace items and keep the condo looking as fresh and cozy as possible. We do not guarantee that there is the chance of a mechanical failure, power outage, internet outage etc.. We will do our best to get the problem resolved but will not offer a refund.

#### Beach Access

Deeded access for Lani Kai renters/residents is directly across the street and down the parking lot of the other Lani Kai unit that is beach front. When returning from the beach please rinse sand in the outside shower located on the right of the family pool entrance.

#### Check out procedures

- Remove all trash and take to the dumpster located in the back corner of complex
- Place towels and washcloths in washer and start the load
- Remove all food from the refrigerator and pantry
- Crockpot, blender, coffee pot are to be cleaned and put away
- Please leave unit broom swept
- Place dishes in dishwasher and start OR make sure all dishes are clean and returned to cabinet
- Turn lights, fans and televisions off
- Make sure thermostat is set to 73 in warm months and 60 in cooler months
- Check under beds for personal items (there is no guarantee left items will be recovered)

