

The DOCK HOUSE- 2 BOAT SLIPS, PRIVATE POOL & ELEVATOR

Summary

BRING YOUR BOAT!! WATERFRONT PROPERTY WITH - 2 KITCHENS - PRIVATE POOL, 2 BOAT SLIPS & ELEVATOR-- SLEEPS 12 & PET FRIENDLY - PLUS OUTSIDE KITCHEN WITH TV



Description

The Dock House is a raised Coastal home that is breathtaking. This home is centrally located in Orange Beach Alabama and is convenient to grocery stores, shopping and great restaurants not to mention just two blocks from the sandy white beaches.

The Dock House has 2 separate living areas with 2 kitchens. There are 2 bedrooms and 2 bathrooms on each floor making it easy for families to have their own living quarters. You will also be amazed at the large 30 ft. X 30 ft. covered deck with our NEW OUTDOOR KITCHEN equipped with Grill, Griddle, Refrigerator and sink with HOT & COLD water plus a Smart TV for music or having movie night outdoors. The views from this deck are like no other. You can watch the boats travel in/out the canal to Cotton Bayou. Plenty of seating and tables to enjoy as you share time and relax with the family.

On the ground floor, you will find the private pool area along with a refreshment bar, boat dock with two large boat slips (9 x 30 & 13 x 28) and a fish cleaning station with power and water. On the dock side you will have a 2 person kayak, 3 one person kayaks and 2 paddle boards for you to enjoy. There is a ½ bathroom on the ground floor, where you will also find life jackets and paddles and 1 of 2 washers and dryers this home has to offer. Also in this

ground floor room you will have an ice machine that makes up to 375 pounds of ice daily. NO NEED TO BUY ICE!!

From the ground floor you can take the Elevator or stairs up to either floor.

The second floor offers a living/dining area with a small kitchen and two bedrooms with their own bathroom. Both the master/primary and guest bedroom offer king beds. The living room has a pull-out sofa bed.

The third floor has a large living/dining area with a large chef's kitchen and two bedrooms with their own bathrooms and a large laundry room. The master/primary and guest bedroom offer king beds. Living room sofa has a pull-out sofa bed.

Each floor is a split floor plan giving you lots of privacy. Each room is equipped with flat screen smart tv's and the floor is tile throughout the entire home.

There is plenty of parking for up to 6 cars and even room for your boat trailer(s). PLEASE NO PARKING on the lawn. (6 Total)

The Dock House sits on a waterfront canal off the famous Cotton Bayou waterway. By boat you are minutes to the Perdido Pass that leads you to the Gulf of Mexico.

Orange Beach has several local marinas where you can find a fishing charter, rent a boat/pontoon, jet skis or take dolphin cruises. The back-country trails offer approximately 15 miles of walking/running or bike riding trails through the State Park. The Wharf is another place to go for movies, shopping, casual to fine dining restaurants, and time to time a concert at the Amphitheater.

This house truly has it all for your best beach vacation. Come and enjoy!

HOPE TO SEE YOU SOON !!!

Map



Nearest Airport	Pensacola International	27 miles
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Additional Property Information

Pet Friendly Property. Up to 2 small dogs (40lbs or less) \$150.00 per stay. If you have more than 2 and larger than 40lbs -- approval is required. An additional charge for more than 2 dogs.

Pool has the option of being heated. \$30.00 per day to heat.

8 cars plus boat trailer can park in driveway with no problem. NO PARKING ON THE LAWN!

Elevator allows wheelchair access to both floors. There is a 3" step up on concrete to access elevator and all walk in showers have small lip. No roll in accessibility.*

Accommodation, Features

5 Stars House or Cottage/Villa

Bedroom(s): 4 (12 Sleeps)

King: 4, Sleep Sofa: 2

Bathroom(s): 4

Combination Tub / Shower: 1, Half Bath: 1, Walk-In Shower: 3

Suitability

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

Themes

Boat Friendly, Family Friendly, Pet Friendly

Location Type

Near The Ocean, Water View, Waterfront

Popular Amenities

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

Indoor Features

Alarm Clock, Blender, Coffee Maker, Cooking Utensils, Crock Pot, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Ice Maker, Instant Pot, Internet, Iron & Board, Keurig (single cup coffee maker), Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Roku or Firestick, Stove, Toaster

Outdoor Features

Beach Umbrellas, Deck / Patio, Dock, Electric Grill, Fish Cleaning Table, Heated Pool, Kayak / Canoe, Outdoor Furniture, Outdoor Gas Grill, Pool-Private (Single Dwelling), Porch / Veranda, Water Sports Gear

Access & Parking

Elevator, Parking for RV/Boat/Trailer, Private Car Lot, Stairs, Wheelchair Accessible

Activities

Activities & Adventure:

Beachcombing, Boating, Deep Sea Fishing, Fishing, Geocaching, Golf, Jet Skiing, Kayaking, Miniature Golf, Outlet Shopping, Paddle Boating, Parasailing, Pier Fishing, Shopping, Snorkeling, Swimming, Walking, Water Skiing, Water Tubing, Wildlife Viewing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$600 - \$900		-	-	3 Nights	-
02-Mar-2024 - 24-May-2024 Spring 2024	\$700	-	-	-	3 Nights	-
26-May-2024 - 10-Aug-2024 Summer Rates	\$900	-	-	-	7 Nights	Sat - Sat

Fees, Taxes, Deposit

	Type	Price	Charge Type
Admin & Cleaning Fee include \$120 + \$575 + 16% Lod	Required	\$806.20	One time
Lodging Tax	Required	16%	One time
Pet Fee \$150.00 + 16% taxes	Optional / Seasonal	\$174	One time
Pool Heat \$30 Per day + taxes	Optional / Seasonal	16%	Daily

Policies

Check in: 04:00, **Check out:** 10:00

RENTAL RULES AND REGULATIONS

1. CHECK IN TIME: 4:00PM CST /// CHECK OUT TIME: 10:00AM CST
2. This is a Non-Smoking home.
3. We will not rent to vacationing students or singles under 25 years of age. The person signing and paying for the reservation must be above the age of 25 and is responsible for the actions of all guests.
4. MAXIMUM OCCUPANCY: The maximum number of guests is limited to 12. This includes the two sofa sleepers on each floor. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY. (7) NIGHTS SATURDAY TO SATURDAY FROM 5/20/23 TO 8/12/23.
5. CANCELLATIONS: 100% refund if canceled at least 60 days before arrival date. 50% refund if canceled at least 30 days before arrival date.
6. INCLUSIVE FEES: Rates include a one-time linen/towel set up. Amenity fees are included in rental rate.
7. NO DAILY MAID SERVICE: While linens and bath towels are included, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels, blankets, or linens to be taken from the home to the beach or elsewhere.

8. **FALSIFIED RESERVATIONS:** Any reservation obtained under false pretense will be subject to forfeiture of the advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

9. **USE OF PREMISES:** The person that signs this lease is the Responsible Party. Responsible Party ensure that he/she and all guest of Responsible Party abide by all rules as listed herein and exercise extreme caution while on premises. Responsible Party will supervise use of waterfront, waterway, and all premises such as pool, recreational facilities or any other part of property and is responsible for the safety of all guests, including himself or herself.

10. **POOL RULES:** Responsible Party will ensure that these rules are followed: **NO JUMPING OR DIVING** into pool from any platform/sides or ladders. **NO JUMPING OR DIVING** from upstairs area. Pool ladder is to be placed in (up) position when in use. Children or vulnerable adults are to be supervised in pool and not left alone. **NO HORSEPLAY** is allowed in pool or pool area. Be aware that there is no lifeguard on duty. **SWIM AT YOUR OWN RISK.**

11. **HURRICANE POLICY:**

In the event the National Weather Service declares and issues a **STATE of EMERGENCY/EVACUATION** prior to your stay, a refund will be issued OR prorated refund will be given for any unused portion of your stay.

