

Property Walkthrough

Covered Patio



The covered patio connects the 1st and 2nd floors, the pool area, the back parking, and provides direct access to the four first-floor suites. It's open, breezy space makes it a guest favorite for activities and game nights.

Amenities:

- Wet bar equipped with a full-size refrigerator & dish drying rack
- Plasticware (cups, stemware, flutes) suitable for groups up to 24
- Half-bathroom easily accessible to the pool area
- Ping pong table, pool table and foosball table
- Dining tables with seating for 12
- Lounge seating for 8

Pool Deck

With sweeping, panoramic views of the coastline, the pool deck has a perimeter wall & glass railing that surround (but do not fully enclose) the elevated patio. Please use caution around the unguarded edge of the pool.



Amenities:

- 12' x 24' pool (3'-5' deep) with 8' x 12' Baja shelf & lighting
- Over-pool gazebo with (2) hanging hammock chairs and greenery
- (6) Reclining chaise lounge chairs
- (2) In-pool chaise lounge chairs
- (2) Large free-standing patio umbrellas with bases
- 5-Burner propane grill with side hotplate
- (4) Sonos-based outdoor speakers
- *(2) Propane fire bowls

(ask host for assistance, we offer one courtesy usage per stay, after which we charge a tank-refill fee)

Living Room



On the second floor, the air-conditioned living room, dining area, kitchen are all connected with an open floor plan and direct access to a large outdoor balcony. There are two full bathrooms down a short hallway (paired with Vista and Viento rooms).

Amenities:

- 65" Smart TV & Sonos speaker
- (2) Queen-size pull-out sofa beds
- (2) Large area rugs
- (2) Coffee & end table sets
- Variety of board & card games
- Sheers & blackout curtains

Dining Area

The dining table can seat 16-20 people (3-4 people on each bench) with 4 additional seats at the kitchen counter.



Amenities:

- [2] 93" x 32" dining tables
- [4] 63" dining benches & [4] metal chairs
- [24] Entrée plates, salad plates, bowls, & coffee mugs
- [24] Large forks, small forks, knives, butter knives, steak knives, large spoons, small spoons, & teaspoons
- [24] Large, small, red wine, white wine, & champagne glasses
- Sugar, salt & pepper shakers
- 65" Smart TV & Sonos speaker
- Sheers & blackout curtains

Kitchen

The fully equipped, air-conditioned kitchen has ample cabinet and countertop space. It is stocked with cookware and serveware for large groups. Grocery shopping/pre-stocking kitchen is also available for a fee, please ask host.



Amenities:

- Large pots & pans with lids, mixing bowls, cooking utensils, baking sheets, oven mitts, measuring cups, cutting boards, kitchen knives, food storage bins, pitchers, dish drying rack
- Full size French door refrigerator, 4-burner gas range with oven, microwave, dishwasher (with dishwasher pods), double-basin sink
- Waffle maker, panini press, blender, toaster, drip coffee maker (with coffee filters), French press, & moka pot espresso maker
- Olive oil, balsamic vinegar, dish soap, sponge, [3] kitchen trash bins (with trash bags), paper towels, dishrag/kitchen towels
- Under/over cabinet LED accent lighting
- Sheers & blackout curtains

Laundry Room



Just off of the kitchen is a small laundry room & storage closet. Please do not use the house linens for cleaning, rags can be provided. Do not bleach house linens. There is no need to wash any used towels or linens prior to your departure. For sanitation reasons, we always wash all towels & linens between uses.

Amenities:

- Large washer (with laundry detergent pods) & gas dryer
- [2] Electric/steaming irons with free-standing ironing boards
- Foldable step latter
- Broom, dustpan, mop, bucket, & cleaning rags

Balcony



The spacious 40' x 7' outdoor covered patio boasts panoramic views of the coastline and pool deck. Connected to the main living and kitchen space, it typically has a great breeze, shade, and shelter from the rain.

Amenities:

- Outdoor sectional with seating for 6-8 people
- Coffee table
- (2) Bistro table & chair sets
- (2) Hanging hammock chairs

Rooftop Lounge

A perfect place to host gatherings and events, the 40' x 55' rooftop lounge is ideal for groups of 50-70 people. It is accessible by a separate, lit, outdoor, 2-flight staircase at the rear of the house. The lounge features a 20' x 40' shaded gazebo with an edge-lit, raised deck, decorative sheers, and support columns every 10'. Artificial grass covers the remaining portion of the rooftop lounge and is furnished with various seating and yard games. The nearest half bathroom is located on the 1st floor under the covered outdoor patio. An event fee may apply for gatherings over 30 guests. Additional banquet furniture with seating for up to 50 people is kept on-site & available for rental.



Amenities:

- Lounge sets with (2) loveseat, (4) ottomans, & (2) coffee tables
- (2) Full-size hammocks & (2) hanging eggs chairs
- (2) Daybeds with sunshades
- (4) Hitop tables, (4) bar counters, & (24) hitop chairs
- (4) Sonos-based outdoor speakers
- Cornhole, giant Jenga, giant Connect Four, hook game
- Table-top propane fire pit
- *[48] Black metal chairs, (10) 6' folding plastic tables, 4' sweetheart table (additional rental fee may apply)

Guest Bedrooms

Every bedroom is quite spacious with high ceilings, a view, and similar accommodations. There are four bedrooms (Pool, Paso, Palm, & Jardin) on the 1st floor, each with an en suite bathroom, accessible through the covered outdoor patio. There are 3 bedrooms on the 2nd floor, one (Sierra) with an en suite bathroom, two (Vista & Viento) with bathrooms across the hall that are shared with sofa beds and common area. Sierra is usually considered the master, but each room has its own perk.



Amenities:

- King-size bed with foam mattress, topper, protector, (4) king-size polyester pillows, (2) decorative pillows, fitted & flat sheet, cotton quilt,
- *Additional queen bed with similar amenities & extra linens located in Paso Suite (1st floor)
- (2) Nightstands with drawers, (2) tabletop light with gooseneck reading light, USB ports & outlet
- 6 Drawer dresser & armoire with hangers & (2) pool towels
- Air conditioning with remote, ceiling fan with light & remote
- Decorative plant & stuffed frog toy

Guest Bathrooms

Every bathroom has similar accommodations. Five bathrooms are en suite bathrooms, located inside of the bedrooms, two bathrooms are located down the hall from the common area. The half bathroom is located under the 1st floor covered patio, accessible from the pool deck and rooftop lounge. Do not dispose of any kind of trash in the toilets and only flush limited amounts of toilet paper.

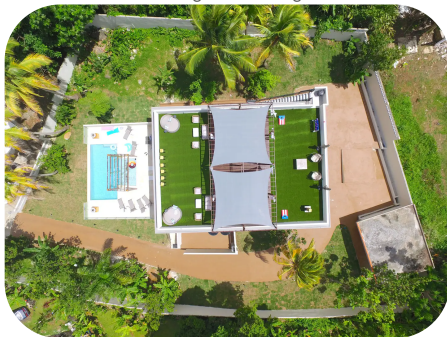


Amenities:

- 24"-39" Vanity with single basin sink & two drawers, hand soap, LED back-lit mirror, accessory power outlet, hairdryer
- Curbless shower with glass partition & floor mat
- Comfort-height toilet with single lever flush
- (2) towel rods, (2) bath towels, (2) hand towels, (2) wash cloths
- Waste bin, toilet paper & tissues

Outdoors

The 26,000 sqft property is completely enclosed by a concrete wall with an access gate and guests are free to enjoy all of it. The host lives in a smaller house towards the front of the property, readily available for any support during your stay. There is ample parking inside of the gate for 16-20 vehicles behind the house, down the long driveway, and in the front area across from the host house (and on grass areas if needed). There is a staff-only storage garage towards the back of the property and walled utility area near the pool deck stairs. There are dozens of fruit trees across the property that we love to share with guests. If you are interested in learning more about or sampling some of them, please ask host for assistance with harvesting.



Amenities:

- 5,300 sqft driveway
- (6) Green avocado trees (agucate)
- Banana trees (large and mini)
- (9) Coconut palms
- (2) June Plum (hobo/yellow mombin/hog plum)
- (3) Breadfruit (pana)
- (3) Soursop (guanábana)
- (2) Papaya

Surroundings

Looking straight out the front of the house, you will see downtown Luquillo and La Pared beach, easily identified by the 2 sets of high-rises along the coast. Across the bay behind the high-rises, you can see parts of Fajardo and buildings of the El



Conquistador Resort along the ridgeline. On a clear day, you will be able to see the distant top of the island of Culebra above the ridgeline, on a VERY clear day you can even see to top of St. Thomas behind that. To the left of the Luquillo high-rises, you will see the beachy peninsula of Balneario La Monserrate protruding out into the ocean and the neighboring collection of shops, restaurants, and bars along the beach, known as The Kioskos. Continuing left along the coast just before the Beacon Hill is the Wyndham Grand Resort and town of Palmer where plenty of restaurants are located. To the north (left side of the house) you will see yet another peninsula lined with condo buildings, this is the Hyatt Regency Grand Reserve Resort.

Floor Plan

