



HILLTOP HIDEAWAY

lakeside cottage





Welcome to HILLTOP HIDEAWAY

Amenities List

- ★ 3 Bedrooms / 2 Bathrooms / Sleeps 9 / Pack-in-play
- ★ 1,100 sq ft
- ★ Bath Towels
- ★ Beach Towels
- ★ All Linens Provided (beds are ready upon arrival)
- ★ Outdoor Fenced Deck
- ★ Barbecue Grill
- ★ Washer/Dryer Combo
- ★ Fully Furnished Kitchen - pots, pans, utensils, basic spices
- ★ Paper towels, Toilet Paper, Basics soaps
- ★ Blender, Toaster, Microwave, Electric Skillet, Stove/Oven
- ★ Dining Table (seats 5 comfortably)
- ★ Kitchen Bar (barstools - seats 2)
- ★ Smart TV - WiFi is accessible via hotspot provided
(no cable, you can stream services like Netflix, etc.)
- ★ DVD Player with Family movies
- ★ Toys, Games, Cards, Books for kids
- ★ Pet Friendly (one dog allowed with fee)
- ★ We have chairs, beach toys, corn hole game and a canvas wagon located in the storage bench on the porch for your use.





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Rates & Fees

- ★ \$220 nightly fee (2 night stay minimum)
- ★ \$50 Pet fee (one dog allowed)
- ★ \$100 required cleaning fee
- ★ Sales tax will be added to invoice
- ★ Minimum age to rent: 25
- ★ Special requests are subject to availability upon check-in and may incur additional charges.





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Useful Information

- ★ Standard Check in - 3:00 pm / Check out - 11:00 am
- ★ (10) Guests Max Occupancy (8 Adults Max + 2 Children)
- ★ Max 3 Vehicles or 2 + watercraft trailer - there is limited parking. No cover.
- ★ It is recommended that you do not leave watercraft out on the water overnight; our little community beach is located on open water and the conditions could turn easily overnight. Your PWC will not be protected in the way that it would be docked in a cove.
- ★ The water level of the lake will vary. Our swimming hole is clean and clear of grass/trees/debris but the sandy beach may not be as deep as shown at any given time. In the event that the water levels are extremely high, Ebenezer park is a short drive (or walk) for day pass access to their well maintained swim beach (April 1- Labor Day).
- ★ NO Atvs/Utvs/Dirt Bikes/Golf carts both in the neighborhood or on the trails. Trails are Army Corp of Engineer controlled and you will be ticketed.
- ★ Please be advised that this rental is in the thick of the piney woods of East Texas. By nature, you understand that insects of many species are incredibly common here such as ticks, chiggers, mosquitoes, fire ants, etc. We do our best to eradicate/control our general area by use of residential pesticides but we cannot guarantee anything due to the nature of the natural habitat. We advise you bring insect repellent if you wish to explore the trails nearby.
- ★ Smoking is not permitted.





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Local Guide on

THINGS TO DO

PLACES TO EAT:

- ★ The Stump Restaurant -
3819 Sam Rayburn Pkwy, Brookeland, TX 75931
- ★ Chapala Mexican Grill -
3949 Sam Rayburn Pkwy, Brookeland, Tx 75931
- ★ Hamburger Depot -
3949 Sam Rayburn Pkwy, Brookeland, Tx 75931, Unit 6
- ★ Kaines Meat Market & Smokehouse -
4031 Sam Rayburn Pkwy, Brookeland, Tx 75931, Unit 2
- ★ Timbers on the Green (Rayburn Country Resort) -
2376 Wingate Blvd., Brookeland, Tx 75931
- ★ Powell Park Marina - *a short boat ride across the lake*
971 County Rd 459, Broadus, TX 75929

BAIT & TACKLE:

- ★ Needmore Tackle Store -
4239 Sam Rayburn Pkwy, Brookeland, TX 75931
- ★ Tackle Addict -
3755 Sam Rayburn Pkwy, Brookeland, TX 75931

WATERCRAFT RENTALS:

- ★ Boat & Pontoon Rentals (*located inside Powell Park Marina*)
971 County Rd 459 #100, Broadus, TX 75929

SHOPPING:

- ★ Jasper, Tx (approx. 20 miles south) has a Walmart, Lowes and other mainstream retail chains.
- ★ Dollar General is located approx. 10 minutes from the house on 255
- ★ Southern Grace & Co Boutique





Local Guide on THINGS TO DO

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- ★ Ebenezer Park - equestrian campsite community located just outside this neighborhood - enjoy hiking trails (or walk the park) that begin at the foot of the road. No ATVs allowed, Federal Property.
Park Road 2, Jasper TX 75951
- ★ Tour the East Texas State Fish Hatchery -
County Road 218, Brookeland, Tx 75931
- ★ Rayburn Country Resort - enjoy fine dining, golf, community pool, and a lazy river coming soon!
2376 Wingate Blvd, Brookeland, TX 75931

LOCAL PUBLIC BOAT RAMPS:

- ★ Umphrey Pavillion - 6 miles east from house, ample parking
5438 Sam Rayburn Parkway, Brookeland, TX 75931
- ★ Twin Dikes - 7 miles east from house, ample parking

FIRST AID:

- ★ Rayburn Family Medicine - 8 miles east from house, closed weekends
4031 Sam Rayburn Parkway, Brookeland, TX 75931
- ★ Complete Healthcare Services 10 miles east from house, closed weekends
2427 Sam Rayburn Parkway, Brookeland, TX 75931
- ★ Christus Jasper Memorial Hospital - open 24 hours/7 days a week
1275 Marvin Hancock Dr, Jasper, TX 75951

