

WELCOME

..... to

Your Beach Retreat



*"A walk on the beach
is worth a thousand words."*

Scan code for a digital copy of this book



This property is managed by *Turbo Charge Real Estate LLC*, a licensed Florida real estate brokerage and property management company dedicated to exceptional short-term rental experiences.

If you've fallen in love with the area and want to find your own beach rental — we'd love to help. We can also manage your property so you can earn effortlessly.

Did you know that you can buy income-producing real estate using your 401(k), IRA, HSA, and other retirement accounts? Through our partnership with *Turbo Charge IRA LLC*, we make it easy to unlock your retirement funds for real estate investments. Let us show you how!



TurboChargeIRA.com
813-421-2085 Ext 1

TurboChargeRE.com
813-421-2085 Ext 3



For immediate medical or safety concerns, please call 911.

For emergency property maintenance requests, please call 813-421-2085 Ext 3.

Meet Your Hosts



Welcome to Your Beach Retreat!

Get ready for the perfect getaway — whether you're here to unwind or seek adventure, you won't be disappointed! Relax with breathtaking sunsets, stroll along the sandy shore, or dive into the vibrant local scene with top-rated restaurants, lively bars, exciting nightlife, and a nearby water park.

This guide has everything you need for a smooth and enjoyable stay — including property details, house rules, local recommendations, helpful tips, and more. If there's anything we can do to make your stay even better, just let us know. We're here to help you have an unforgettable experience!

Charles and Lauren

FOLLOW US ON INSTAGRAM



@CGIBSON371

Your Townhome

19823 Gulf Blvd #1, Indian Shores, FL 33785

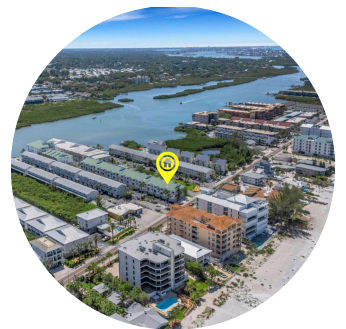


Welcome to your perfect coastal getaway—where beach days, poolside relaxation, and unforgettable sunsets are just steps away. Nestled between the Intracoastal Waterway and the Gulf, this beautifully appointed townhome offers the ideal blend of comfort, convenience, and location. Whether you're here to relax, explore local restaurants and shops, or enjoy time with family and friends, we hope this becomes your favorite place to unwind by the beach.

Inside, you'll find over 1,200 square feet of thoughtfully designed living space with room for up to eight guests. From the spacious bedrooms and fully equipped kitchen to Smart TVs, high-speed WiFi, and comfortable gathering spaces, everything has been prepared to help you feel right at home.

Step outside to enjoy the heated pool, private patio, and game space, or take advantage of the fully stocked beach essentials including chairs, towels, a cooler, wagon, and more for stress-free beach days.

Our goal is to provide a relaxing and memorable experience from the moment you arrive. Whether you're enjoying your morning coffee on the patio, spending the day in the warm Gulf waters, or winding down after sunset with family and friends, we hope your stay is filled with lasting memories. Welcome to the beach—we're glad you're here.



Details



Stay connected with multiple devices with our free high-speed internet access.



Enjoy smart TV's in the family room and bedroom. Connect to your favorite streaming platform or open the Spectrum App for local news and cable shows.



Pots and pans are stored in the oven drawer, while other kitchen essentials — including an air fryer, crock pot, toaster, and blender — can be found in the cabinets, pantry, or closet.



Need to wash clothes? No problem! A washer and dryer is provided on the south side of the property. Quarters and tide pods are provided for free laundry service.



Feel free to adjust the thermostat to your comfort during your stay. The temperature can be set between 68°F and 78°F.



Guest parking is available in front of the garage.

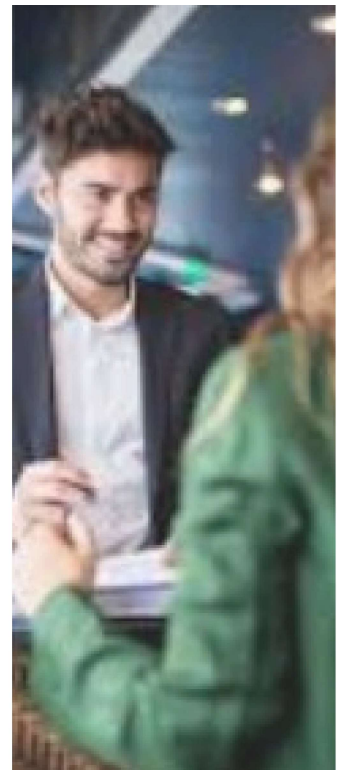
Check-in and Check-Out

CHECK-IN: 4 PM

To accommodate departing guests and allow time for the cleaning crew, check-in time is at 4 PM.

CHECK-OUT: 10 AM

To accommodate arriving guests and coordinate with our cleaning crew, check-out time is at 10 AM.



Sleeping Quarters



PRIMARY BEDROOM

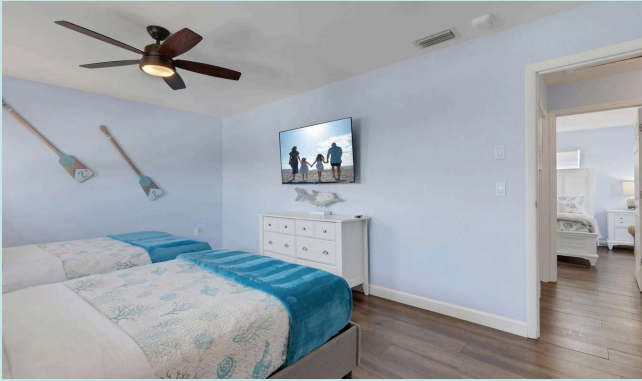
The Primary Bedroom is designed to be a peaceful and luxurious retreat after a day at the beach. Featuring a plush king-size bed with premium linens, spacious closets, dresser storage, and elegant coastal-inspired furnishings, this inviting space offers both comfort and convenience. Unwind with your favorite movie or show on the flat-screen Smart TV, relax in the calming atmosphere, and enjoy a restful night's sleep in your private getaway oasis.



EN SUITE BATHROOM

Find warmth and relaxation in this inviting en suite bathroom featuring a large vanity and sink as well as a walk-in shower.

Sleeping Quarters



GUEST BEDROOM

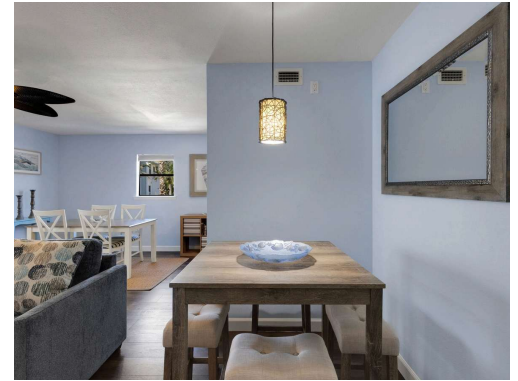
The Guest Bedroom offers a relaxing and comfortable space designed with both style and convenience in mind. Featuring two plush full-size beds with cozy linens, a spacious closet, dresser storage, and tasteful coastal-inspired furnishings, this inviting retreat is perfect for family or friends. Guests can unwind with their favorite shows on the flat-screen TV and enjoy the added convenience of a full bathroom located just steps from the bedroom, making it easy to refresh and recharge after a fun-filled day at the beach.



GUEST BATHROOM

This inviting full bath features a spacious sink vanity and a shower-tub combination, ideal for refreshing showers or long, relaxing soaks.

The Kitchen & Dining



THINGS TO KNOW

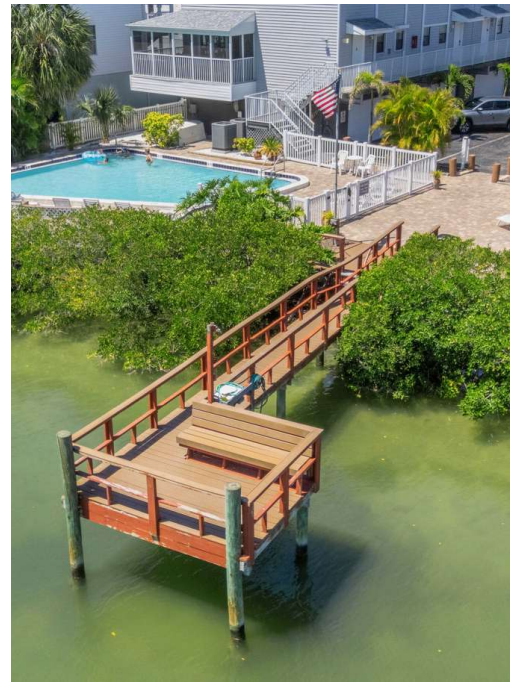
Gather together and make lasting memories in the home's inviting dining spaces, thoughtfully designed for connection and comfort. The main dining table and adjacent high-top table each comfortably seat four guests, offering the perfect setting for family breakfasts, casual lunches after the beach, lively game nights, or memorable dinners with friends. Whether sharing fresh local seafood, takeout from nearby restaurants, or morning coffee before heading to the sand, these welcoming spaces make every meal feel special.

The fully equipped kitchen is designed to make cooking and entertaining effortless during your stay. Featuring beautiful granite countertops, sleek black appliances, and a refrigerator with built-in ice maker, the kitchen combines style with functionality. Whether you're preparing a quick breakfast before a beach day or creating a gourmet dinner at home, you'll find everything you need right at your fingertips—including cookware, dishes, utensils, glassware, and convenient small appliances to help you feel right at home.

WHAT YOU'LL FIND

- Drip pot coffee maker
- Keurig Machine
- Pots and pans
- Chef's knives
- Plates, bowls, glasses
- Cutlery sets
- Coffee mugs
- Cutting boards
- Measuring cups, spoons
- Toaster
- Blender

Pool



Relax by the sparkling pool overlooking the Intracoastal Waterway, where you can soak up the views from comfortable lounge chairs, shaded tables, and umbrellas. The pool is heated during the winter months, making it the perfect spot to unwind and enjoy the water year-round.

Whether you're taking a refreshing dip, basking in the sun, or simply watching boats glide by, the pool area offers a serene escape just steps from your door. It's an ideal place to gather with family and friends or enjoy a peaceful moment surrounded by the beauty of Indian Shores.

For your convenience, restrooms are located right on the pool deck, so you can relax and enjoy your time by the water without interruption. With thoughtful amenities and breathtaking views, the pool area is designed for comfort, relaxation, and fun.

Trash Management

TRASH DISPOSAL

Garbage bags are provided for your convenience during your stay.

Please do not leave trash inside the unit, in the garage, in front of the property, or in any common or non-designated areas.

For cleanliness and to avoid pests, ensure all trash is securely tied in the provided bags before placing it in the dumpster, which is conveniently located next to the building.

We appreciate your cooperation in keeping the property and community clean and enjoyable for everyone.



Free Wi-Fi
Provided



NETWORK NAME:

MyHappyPlace-2



PASSWORD:

Sunsets4Me

Enjoy endless entertainment on our smart TVs by logging into your favorite streaming platforms, including Netflix, Hulu, Disney+, Amazon Prime, YouTube TV, Sling TV, and more.

You'll also have access to the Spectrum app for local news, live TV, and a wide selection of on-demand shows.

For your security, please be sure to log out of any personal accounts before checking out. Sit back, relax, and stream just like you do at home!



Amenities and Appliances

FIRST AID KIT

For your convenience, a First Aid Kit is located under the Kitchen sink.



FIRE EXTINGUISHERS

Three fire extinguishers are conveniently located in the garage, under the kitchen sink, and inside the primary bathroom vanity.



ENTERTAINMENT

The living room is stocked with games and puzzles perfect for having fun with your friends and family.



HAIR APPLIANCES

A blow-dryer is located inside both the primary and guest bathroom vanities.



IRON AND IRONING BOARD

There is an iron and full size ironing board in the primary bedroom closet ready for your use!



Emergency Information



MEDICAL EMERGENCIES

HCA Florida Largo West Hospital
2025 Indian Rocks Rd, Largo, FL 33774
Call: (727) 588-5200



POLICE STATION

Indian Shores Police Department
19305 Gulf Blvd, Indian Shores, FL 33785
Emergency Call: 911
Non Emergency Call: (727) 595-5414



FIRE DEPARTMENT

Pinellas Suncoast Fire & Rescue District
304-First Street
Indian Rocks Beach, FL 33785
Emergency Call: 911
Non-Emergency Call: #: (727) 595-1117



FIRST AID KIT

Located in pantry and under Kitchen sink.



FIRE EXTINGUISHER

Located under Kitchen sink.

House Rules



1

PETS POLICY

No pets are allowed.

2

NO PARTIES OR EVENTS

Our space is not suitable for parties or events. Please be mindful of the residential nature of the neighborhood.

3

NO SMOKING

If you need to smoke, please do so outside and dispose of cigarette butts responsibly.

4

REPORT DAMAGED ITEMS

Guests are responsible for any lost or damaged items during their stay. Please report any issues promptly.

5

STAY SAFE

Keep all doors and windows locked when you're not on the premises. Report any security concerns immediately.

6

CONSERVE ENERGY

Switch off any air conditioners, heaters, lights, or fans when they are not in use. Thank you!



Building Rules

1

Grilling is strictly prohibited inside the unit, on patios, in the garage, or under building overhangs and trees. For safety, grilling is **ONLY** permitted in front of the garage.

2

Keep gate to the pool closed at **ALL TIMES**.

3

The garbage is collected from the dumpster on Monday, Wednesday and Friday. Ensure all trash is placed in the dumpster.

4

Please use designated crosswalks when walking to the beach.

5

All floats and chairs must be placed in garage. No towels or bathing suits shall hang off patio or outside unit.

6

Be respectful of others. Keep noise down.

7

Quiet hours are from 10 PM - 8 AM.

8

YOU ARE OBLIGATED TO ENJOY YOURSELF AND HAVE FUN!

Getting Around



ON FOOT

This condo is centrally located and in a pedestrian-friendly area with an easy walk to nearby shops, restaurants, and nightlife with sidewalks and crosswalks.



TAXI - LIMO - RIDESHARING

Taxi, limo, and ridesharing services are available at most times.



CYCLING

Multiple bike rental shops are conveniently located within a few miles.

TROLLEY SERVICES

The Suncoast Beach Trolley service is a popular form of transportation on the islands and travels north from Clearwater Beach all the way south to St. Pete Beach with many stops along the way. For more details about their schedule and stops, visit www.psta.net/how-to-ride/schedulesmap/suncoast-beach-trolley/





Things to Do

SMUGGLER'S COVE GOLF

Featuring 18 Holes of adventure style golf in which you'll venture through a pirate ship, caves, waterfalls and live alligators!

smugglersgolf.com



GLAZER CHILDREN'S MUSEUM

Located in Tampa, the Glazer Museum is designed to inspire children and families by creating learning opportunities around innovative play and discovery.

glazermuseum.org



FORT DE SOTO PARK

The largest park within the Pinellas County Park System, Fort De Soto park consists of 1,136 acres made up of five interconnected islands (keys)

pinellas.gov/parks/fort-de-soto-park.



CLEARWATER MARINE AQUARIUM

Home to more than 40 rescued dolphins, sea turtles, river otters, stingrays, nurse sharks, and more.

cmaquarium.org



LITTLE TOOT

Little Toot Dolphin Adventure has been around since 1998 but their story spans back decades before.

littletoot.us





Places to See



Splash Harbour Island Water Park

Prepare for the ultimate aquatic adventure on our Smugglers Run Water Slide! Clutch a tube for one or two and brace yourself for an adrenaline pumping experience. Plunge down our 42-foot slide, with twists, sprays and unexpected turns!

splashharbourwaterpark.com



Calypso Queen Tropical Party Buffet Cruise

Join the party aboard the Calypso Queen on a fun and festive buffet cruise that showcases the Clearwater coastline.

starlitecruises.com/cruises/evening-casual-buffet.html



Jawstoo Fishing Charters

Our boat (a 40 Dorado Bluewater Series) was strategically built by the captain and crew and is truly one of the baddest boats around. She's powered with 480 horsepower, allowing it to go over 30mph. She's sleek, fast and comfy, with all the bells and whistles needed for a great day on the water.

jawstoo.com/

Places to Eat

The Original Crabby Bill's

Step into the coastal charm of Indian Rocks Beach, where the Gulf of Mexico whispers tales and flavors come to life at The Original Crabby Bill's, a renowned family owned seafood restaurant.

401 Gulf Blvd, Indian Rocks Beach, FL

<https://crabbybills.com/>



Caddy's

Caddy's Waterfront Dining is a local favorite and tourist hotspot, known for flavorful dishes, beach-inspired drinks, and stunning tropical scenery. With multiple locations offering everything from dock-and-dine convenience to sunset views and lively nightlife, Caddy's ensures every visit is a unique experience.

20025 Gulf Blvd, Indian Shores, FL 33785

<https://caddys.com/>



Salt Rock Grill

A legendary beach landmark that has a burning passion for delectable food, enticing drink, and pleasurable surroundings. Known for hand cut U.S.D.A prime and choice grade beef, fresh dayboat caught seafood, raw bar, and amazing wine cellar.

19325 Gulf Blvd, Indian Shores, FL 33785

<https://saltrockgrill.com/>



Bars to Visit



Anecdote Brewing Co.

The closest Brewery to the Gulf beach is in the heart of Indian Rocks Beach FL, just a stone's throw away from the soft sands of the Gulf of Mexico with the most stunning ocean sunsets.

321 Gulf Blvd, Indian Rocks Beach, FL 33785

<https://www.anecdotebrewing.com/>

Sharky's Sea Pub

Sharky's Sea Pub in Indian Shores is a lively sports bar with big-screen TVs, tasty pub fare, and a friendly, energetic atmosphere. Whether grabbing a meal or catching the big game, it's the perfect spot for great food, drinks, and unforgettable game-day fun.

19703 Gulf Blvd. in Indian Shores, FL 33785

<https://sharkysseapub.com/>



Hurricane Eddie's

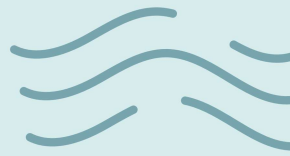
Local watering hole with games, TVs, and a wide beer selection, plus food.

1407 Gulf Blvd, Indian Rocks Beach, FL 33785

<https://hurricaneeddies.com/>



Places to Shop



Nekton Surf Shop

The shop represents everything that a family owned and operated local business should be; a laid back knowledgeable staff, supportive of community paired with the best products around. Let us help you to “beach like a pro”.

1313 Gulf Blvd, Indian Rocks Beach, FL 33785

<https://nektonsurf.com/>



Island Surf Shop

Since 1977, the Island Surf Shop has built a reputation as the premier surf board, skate board, long board, paddle board (SUP) rentals, clothing and more.

309 Gulf Blvd Ste B, Indian Rocks Beach, FL 33785

<https://www.theislandsurfshop.com/>



Indian Rocks Tackle

Stop by and have a look around our store. We offer custom rods & repair, reel servicing, line spooling and rigging,

1301 Gulf Blvd, Indian Rocks Beach, FL33785

<http://indianrockstackle.com/>

Forget Something...

CVS

Drugstore chain selling a variety of beauty & health products, plus some grocery & household items.

353 Gulf Blvd, Indian Rocks Beach, FL 33785



Publix

Supermarket chain with a wide selection of groceries, plus deli & bakery departments.

12022 Indian Rocks Rd, Largo, FL 33785

Walmart Neighborhood Market

Neighborhood chain grocery outlet offering a wide selection of merchandise, including electronics.

13817 Walsingham Rd, Largo, FL 33785





Before You Go



DISHES

Please load the dishwasher with any used dishes, utensils, and cookware and run a cycle before leaving.



LIGHTS

Please ensure all lights, electronics, and appliances are switched off.



BELONGINGS

Double-check all rooms, closets, and drawers to ensure you haven't left any personal items behind.



FOOD

Please remove and empty the fridge of all food items that are perishable or have been opened.



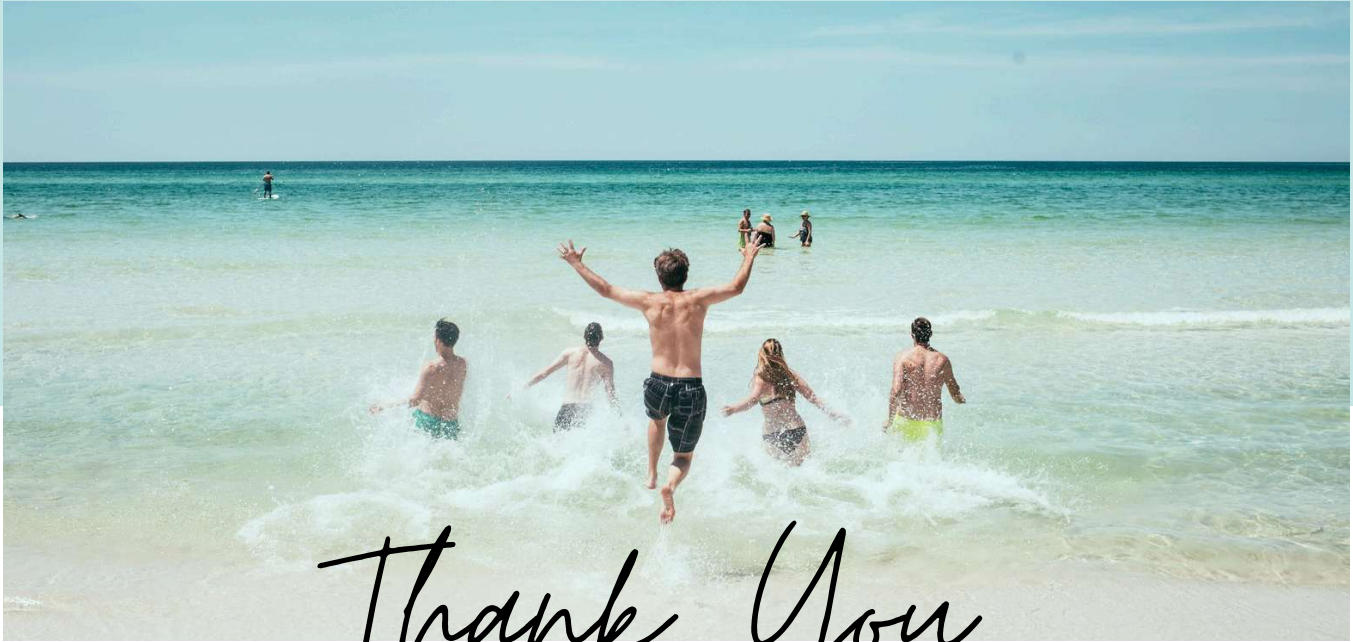
DOORS

Close and lock all windows and doors. Ensure all windows and doors are securely locked.



LINENS AND TOWELS

Please strip all beds and pile towels together.



*Thank You
For Your Stay!*

We hope you thoroughly enjoyed your stay and that our condo and our service exceeded your expectations. We would greatly appreciate your feedback on the platform where you booked. We look forward to hosting you again soon! Until next time...

– Charles and Lauren –

**Make sure you check out our other beach rentals.
Visit the website below or scan the QR Code:**

<https://turbochargerealestate.com/beach-rentals>

