

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

www.TurboChargeRE.com

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

Looking for a beach rental investment property or a new home? We've got you covered! We also specialize in helping clients sell properties and provide expert property management services to maximize your returns.

Did you know 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

Meet Your Hosts



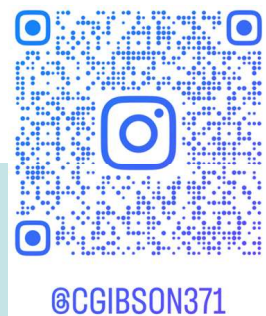
Welcome to Your Beach Retreat!

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 Gibson

FOLLOW US ON INSTAGRAM



Your Townhome

19807 Gulf Blvd. #128
Indian Shores, FL 33785



Welcome to your coastal escape in the heart of Indian Shores! Our beautiful three-story townhome offers 1,080 square feet of comfort and style, thoughtfully designed to make your stay relaxing and memorable. On the first floor, you'll enjoy the convenience of private garage parking. The second floor is the heart of the home, featuring a bright and airy living room, a fully equipped kitchen perfect for preparing meals, and a half bath for added convenience. Upstairs on the third floor, the primary bedroom awaits with a luxurious king bed, a private en suite bathroom, and a rollaway bed, all complemented by stunning Gulf views. The guest bedroom is equally inviting, with a comfortable queen bed, private en suite bathroom, rollaway bed, and Gulf views of its own.

Our townhome is part of an intimate 28-unit community that offers a sparkling pool overlooking the Intracoastal Waterway, heated during the winter months so you can enjoy it year-round. Best of all, beach access is located just across the street, making it easy to spend your days soaking up the sun, swimming in the turquoise waters, or strolling along the pristine shoreline. When you're ready to explore, you'll find restaurants, bars, and charming local shops all within walking distance, giving you the perfect balance of relaxation and convenience.

Whether you're here for a quiet getaway, a family vacation, or simply to recharge by the water, our townhome provides the perfect setting for your Indian Shores adventure. We're delighted to host you and hope your stay creates lasting memories of sun, sand, and seaside charm.



Townhome Details



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



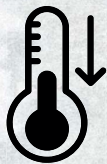
Enjoy smart Roku TV's in the family room and both bedrooms. Connect to your favorite streaming platform or open the Spectrum App for local news and shows.



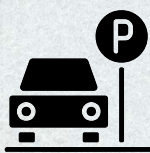
Pots and pans are stored in the oven drawer, while other kitchen essentials — including an air fryer, crock pot, toaster, and blender — can be found in the cabinets, pantry, or closet.



Need to wash clothes? No problem! A washer and dryer is provided in the garage as well as laundry detergent and dryer sheets.



Feel free to adjust the temperature to your comfort during your stay.



3Three parking spaces are provided for your convenience: one inside the garage, one directly in front of the garage, and an additional reserved space (#128) located right in front of the property.

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 features a luxurious king-size bed, spacious closets, dresser drawers, flat-screen smart TV, and plush furnishings for a restful retreat.



Step out onto your private balcony to enjoy breathtaking Gulf views—perfect for sipping morning coffee or watching a stunning sunset. For added flexibility, a twin-size rollaway bed is conveniently stored in the closet.



EN SUITE BATHROOM

Find warmth and relaxation in this inviting en suite bathroom featuring a large vanity with dual sinks as well as a walk-in shower with a view of the Gulf.

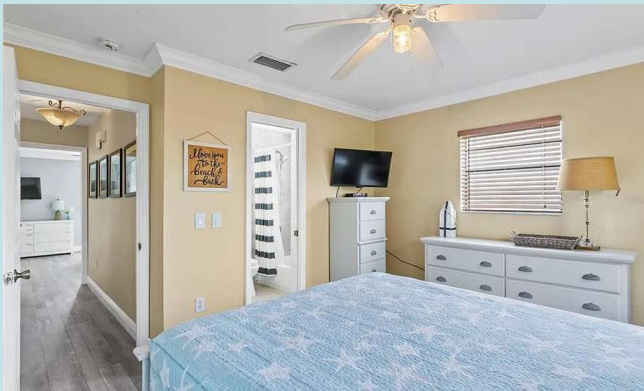


Sleeping Quarters



GUEST BEDROOM

Relax in comfort with a cozy queen-size bed, spacious closets, dresser drawers, flat-screen TV, and plush furnishings designed for a restful stay.



For added convenience, a twin-size rollaway bed is neatly stored in the closet, ready whenever you need it.



EN SUITE BATHROOM

This inviting en suite bathroom features a spacious dual-sink vanity and a shower-tub combination, ideal for refreshing showers or long, relaxing soaks—all while enjoying serene views of the Gulf.

The Kitchen & Dining



THINGS TO KNOW

Gather around the dining table that comfortably seats seven, creating the perfect setting for family meals, lively conversations, or memorable dinners with friends

Our fully equipped kitchen has everything you need to feel right at home. Whether you're preparing a quick breakfast or cooking a gourmet dinner, you'll find all the essentials at your fingertips. The kitchen features granite counter tops, black appliances and a refrigerator with ice maker.

WHAT YOU'LL FIND

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

.....

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.



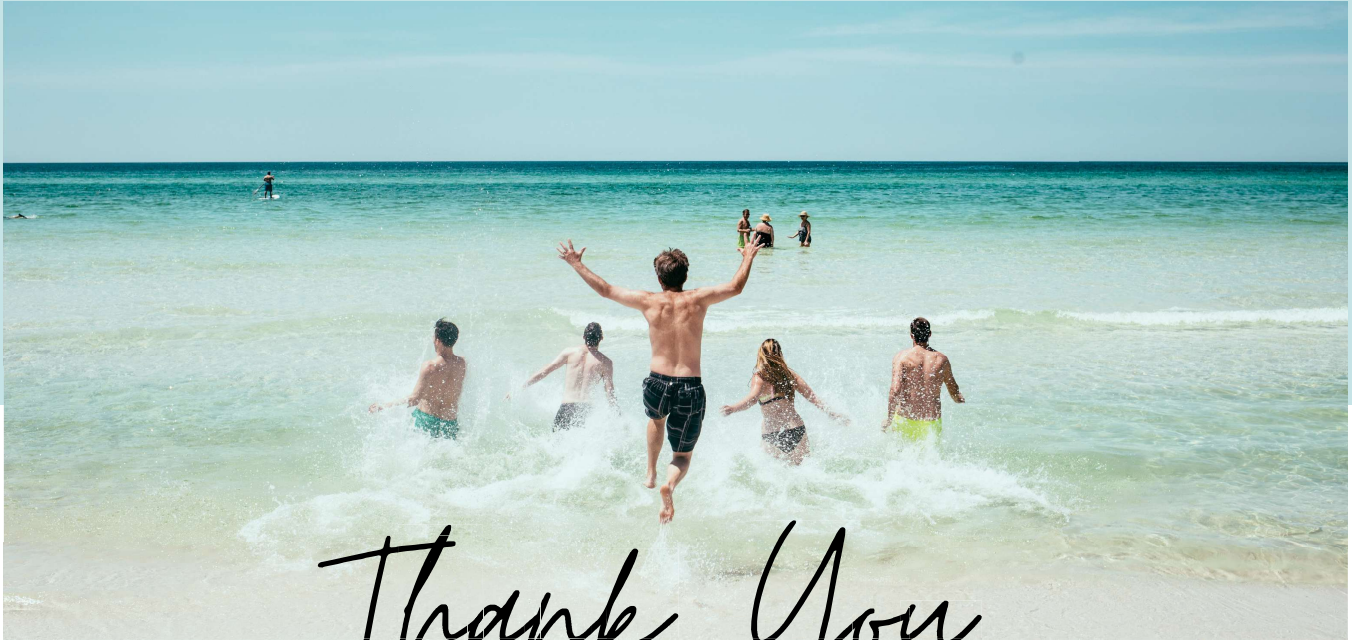
DOORS

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 townhome 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 Gibson

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

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

