



TAKE A BREAK FROM EVERYTHING!

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# Welcome to The Braun Manor EST. 1882

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# WELCOME TO THE BRAUN MANOR

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In 2004, our family made the bold decision to step away from the familiar and embrace a lifelong dream of traveling the world together. With a spirit of adventure and discovery, we set out to explore new horizons while raising our two children along the way. To support our journey, we began renting out our home.

Our passion for interior design and hospitality has deep roots, shaped by our Southern upbringing and the creative influence of a talented artist in our family. Together, we've poured love and care into making The Braun Manor a welcoming space that reflects both beauty and comfort.

Meeting people from all corners of the world is one of our greatest joys as a family. Whether hosting or traveling ourselves, we treasure the connections and stories we share with others.

It's our heartfelt commitment to ensure your stay is as comfortable and memorable as possible. Thank you for choosing The Braun Manor—we are truly grateful for the opportunity to host you. We hope to welcome you back again soon!

Warm regards,  
The Squires Family



# MEET OUR HOST

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## Robin

- ✓ Superhost
- ✓ Positive reviews
- ✓ Languages: English
- ✓ Response time: 1 hour
- ✓ Verified
- ✓ Response rate: 100%

I hope you have a pleasant stay!

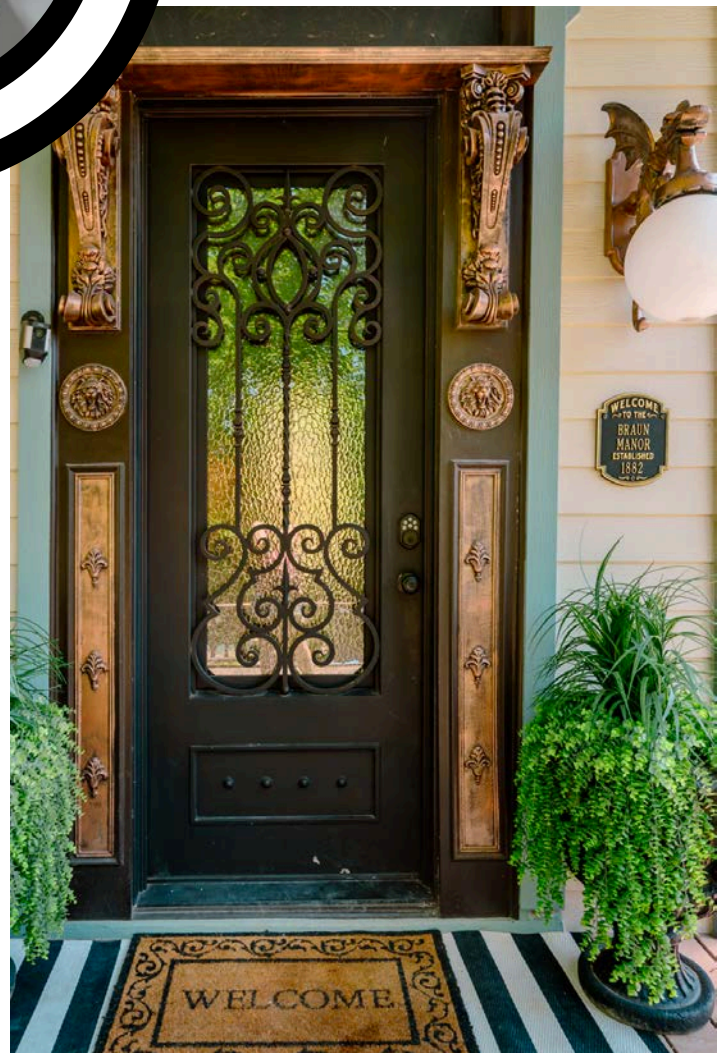
### Contact info:

Phone: (403)277-0012

Email: ManorHomeRentals@outlook.com

### Emergency info:

Contact Robin or Dial 911 for emergencies.



### Hello, I am Robin!

I was born and raised in Texas but have lived in multiple states and countries. Feel free to reach out with any questions or special requests—I'm always happy to help!

# ABOUT THE BRAUN MANOR

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## ADDRESS

310 Ball Park Loop  
Denison, Texas  
75020

## ROOMS

Eight Bedrooms  
Sleeps 30 People

## WASHROOMS

Four

## LOCATION

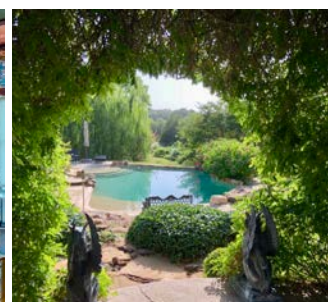
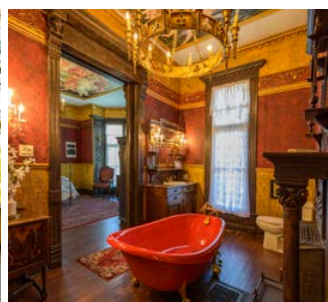
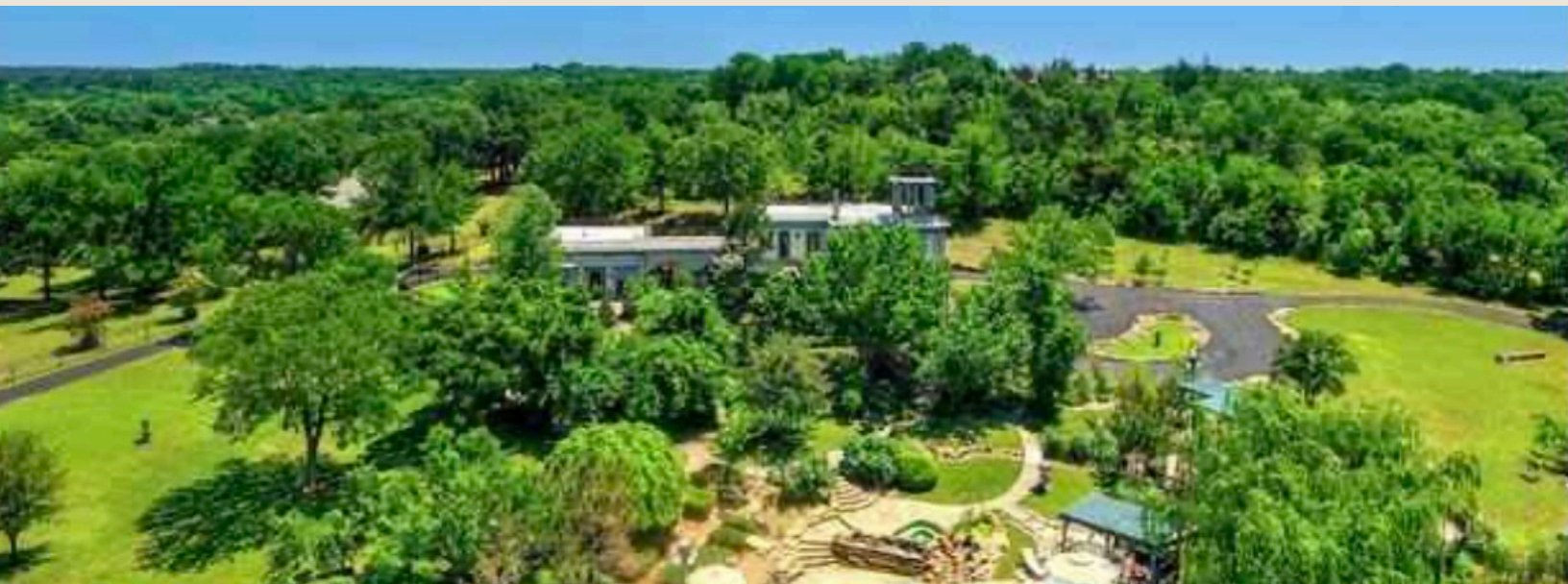
North Texas

## TV LOUNGE

Two

## PARKING AREA

1,400 Sq Ft of Driveway



# GETTING HERE FROM DFW

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Depart the airport by taking the north exit onto TX-114 E toward Grapevine.

Merge onto TX-121 N:

After approximately 2 miles, merge onto TX-121 N toward Lewisville.

Continue on Sam Rayburn Tollway:

Follow TX-121 N, which becomes the Sam Rayburn Tollway.

Proceed for about 25 miles.

Merge onto US-75 N:

Use the left lanes to merge onto US-75 N toward Sherman.

Continue north on US-75 for approximately 50 miles.

Take Exit 66 toward TX-503 Spur/Denison:

Exit US-75 at Exit 66.

Turn right onto TX-503 Spur N (also known as Eisenhower Parkway).

Turn left onto W Crawford Street:

After about 1 mile on TX-503 Spur N, turn left onto W Crawford Street.

Turn right onto S Lillis Lane:

Proceed on W Crawford Street for approximately 0.5 miles, then turn right onto S Lillis Lane.

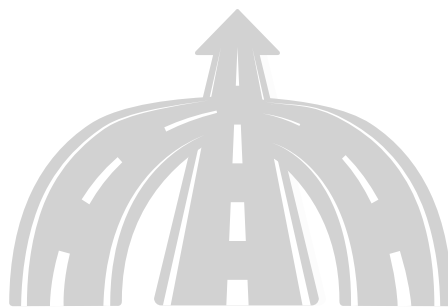
Enter Munson Park:

Continue on S Lillis Lane, which leads into Munson Park.

Follow Ball Park Loop within the park to reach 310 Ball Park Loop.

The total driving distance is approximately 80 miles, and the journey typically takes around 1 hour and 20 minutes, depending on traffic conditions.

Please note that 310 Ball Park Loop is located within Munson Park in Denison.



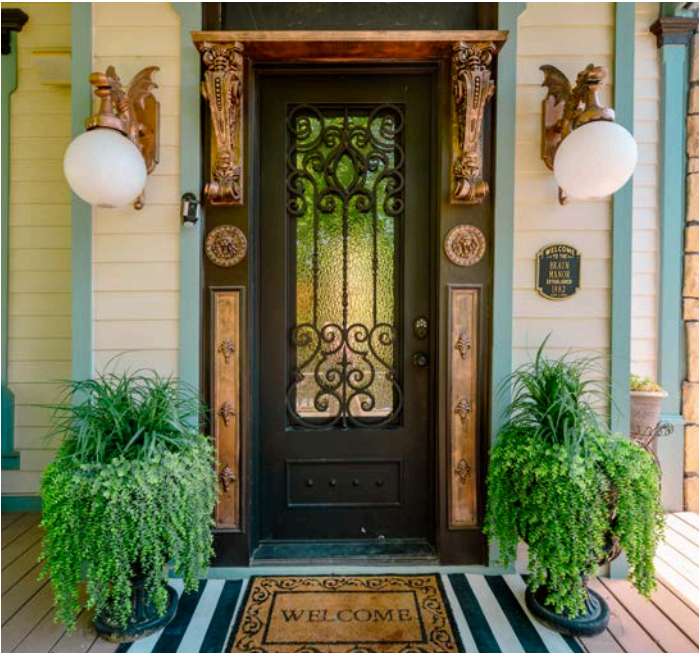


# CHECK-IN & CHECK-OUT

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4PM/10AM

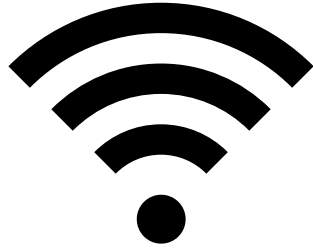
Please get in touch with us if you require an early bag drop.



## SECURITY/DAMAGE DEPOSIT

Your deposit is for security and shall be refunded provided the following provisions are met.

No damage or loss to property  
Check out the instructions abided by  
Occupancy limits observed



*Be Our*

# Wifi Guest

NETWORK ID	PASSWORD
GRAND-MANOR-5G	

# EMERGENCY INFO

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## BEFORE WE START, PLEASE NOTE THESE EMERGENCY NUMBERS



DIAL 911 FOR  
EMERGENCY



### HOSPITAL

Texoma Medical Center  
2115 Texoma Drive  
Denison, Texas 75020  
(903)416-4000



### PHARMACY

CVS  
2910 FM 120 West  
Denison, Texas 75020  
(903)464-9502



### FIRE DEPARTMENT

Denison Fire Station One  
700 W Chestnut Street  
(903)464-4427



### ROADSIDE ASSISTANCE

ERS Services  
(903)818-8955





# HEALTH & SAFETY

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The house has pledged to adhere to the 6-step advanced cleaning protocol, which is a collection of guidelines created in collaboration with specialists to address the challenges posed by COVID-19 and beyond.

Before each visit, the following are the actions that the house has committed to taking.



## SANITIZE SURFACES

Disinfect all frequently-touched surfaces, including even the doorknob.



## USE APPROVED PRODUCTS

Utilize cleaning products endorsed by health professionals.



## WEAR MASKS & GLOVES

Prevent cross-contamination by wearing gloves and a mask.



## THOROUGHLY CLEAN

Consult our detailed checklists when cleaning each individual room.



## WASH ALL LINENS

Clean all linens using a high-temperature setting during washing.

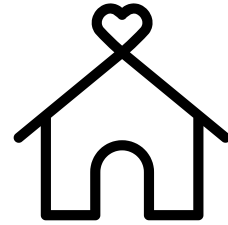


## FOLLOW FURTHER GUIDANCE

Adhere to local regulations, which may include supplementary guidance on safety and cleaning.

# HOUSE RULES

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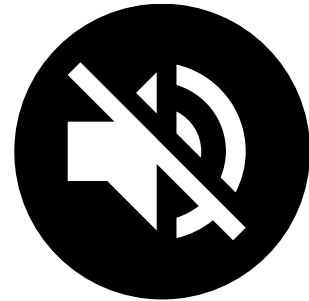
## NO SMOKING

We respectfully request that you refrain from smoking inside the home. There are various areas outdoor where cigarettes can be properly disposed



## GUEST LIMITS

The maximum number of guests may not exceed 30 people without prior approval



## QUITE HRS

please keep noise to a minimum b/w hours at 11pm- 8am



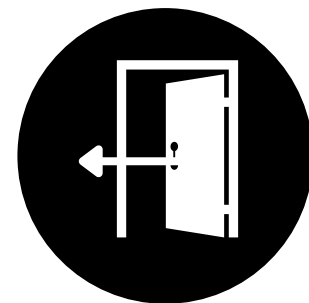
## NO PARTIES

To protect the property and be respectful to neighbors. Parties, weddings or events are not allowed without prior approval



## PET RULES

Dogs are permitted ONLY with host approval and pet fee paid



## CHECK-OUT

check-out time is 10am, please see the checkout checklist in this book

# PET RULES

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## — WELCOME PETS —



Please bag all waste



Waste bags go in outside garbage



No pets on couches



No pets on bed



Don't leave outside unattended



Clean all bowls before checkout





# INSIDE THE BRAUN MANOR

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## THE KITCHEN

You'll have ample counter space with the extended island counter, stainless steel appliances, a built-in gas stovetop, two large ovens, and all the essential kitchenware for your home cooking needs. Plus an additional small kitchen located in the east wing of the mansion.



## THE LIVING ROOM

Our modern touches include large, flat-screen smart TVs in each bedroom. In addition, an extra-large flat-screen smart TV in the family room provides a comfortable place for guests to unwind with family favorite shows or movies while relaxing on the 9-foot Restoration Hardware leather sofa.



## HEATING & AC SYSTEM

Our heating and AC system consists of two units located downstairs and one unit on the roof. All systems are commercial-sized and feature user-friendly thermostats to maintain interior temperatures.



## THE BATHROOMS

The Braun Manor offers a total of four full bathrooms. Our famous and historic red bathtubs are located both upstairs and downstairs. Additionally, the remaining bathrooms feature a modern-style shower and a bathtub with a shower.

# THE BRAUN MANOR GUIDE

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## A BRIEF INSTRUCTION MANUAL FOR ACCESSING THE PROPERTY OF THE HOUSE.

### TEMPERATURE

Please, take care to maintain the heating system in the house. Please refrain from leaving windows or doors open for prolonged periods, and be mindful of adjusting the thermostat to your preferred temperature.

### TV & NETFLIX

Please do not download or stream any illegal or inappropriate content. If you rent any movies or shows, please ensure that you have paid for them before viewing. Please do not remove any cables or cords from their respective ports.

### GARBAGE/RECYCLE

please dispose of any trash or waste in the designated bins or containers provided outside the kitchen beside the downstairs AC system.

### LAUNDRY

Please do not overload the washing machine or dryer beyond their maximum capacities. Use only the appropriate amount of detergent, as too much can damage the machine and clothes. Remove your laundry promptly once it's finished to allow other guests to use the machines.



# APPLIANCES & ELECTRONICS

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## A BRIEF INSTRUCTION MANUAL FOR ACCESSING THE PROPERTY OF THE HOUSE.

### COFFEE MACHINE

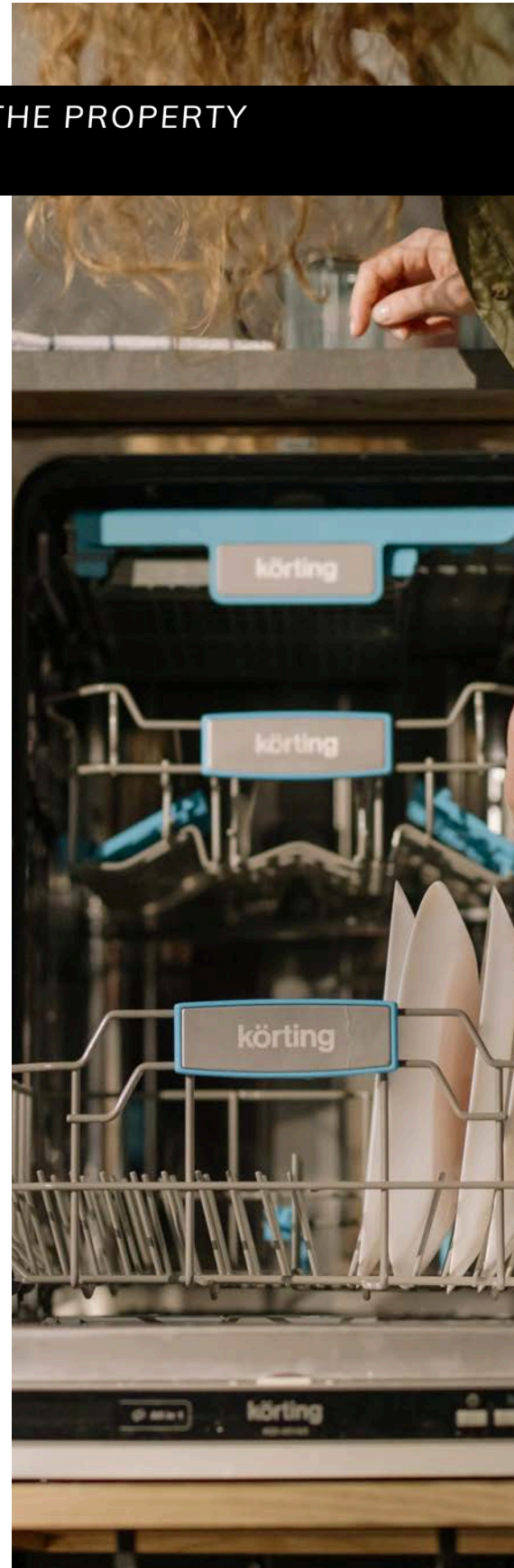
Fill the water tank with fresh, cold water. Place a coffee filter in the filter basket and add your desired amount of coffee grounds. And turn on the coffee maker and wait for it to finish brewing. Once finished, turn off the coffee maker and dispose of the used coffee filter and grounds.

### OVEN

Check that the oven is clean and empty before use. Preheat the oven to your desired temperature. Prepare your food, place it in an oven-safe dish, and put it in the oven. And monitor your food regularly to ensure it is cooking evenly and not burning. When finished, turn off the oven and remove your food carefully using oven mitts.

### DISH WASHER

Remove any excess food or debris from your dishes. Load your dishes into the dishwasher, taking care not to overload it. Add the appropriate amount of dishwasher detergent into the dispenser. Select the appropriate wash cycle and start the dishwasher. Once finished, open the dishwasher carefully and remove your clean dishes.





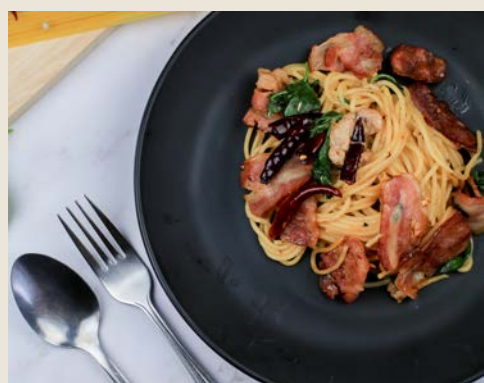
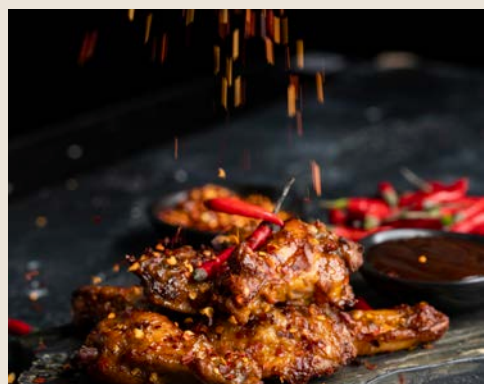
# DENISON RESTAURANTS

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## HOST RECOMMENDATIONS

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- ✓ **34 CHOP HOUSE & DOC'S LOUNGE**  
Upscale venue offering steaks, seafood dishes, and cocktails, plus happy hours.
- ✓ **THE DEVEILED EGG CO.**  
specializing in a variety of uniquely flavored deviled eggs , craft cocktails / martinis and from-scratch appetizers served in a swanky sushi-style setting.
- ✓ **CAFE BLACKBIRD**  
Located in the heart of Downtown Denison, Cafe Blackbird is a stylish little place specializing in gourmet sandwiches, homemade soups, and desserts baked from scratch.
- ✓ **IRON HORSE BAR & GRILL**  
Savor tasty treats and drinks! We're all about fresh, local goodies and giving back to our awesome community. Cheers to that!
- ✓ **THE GEORGE TAVERN**  
Denison's largest selection of craft beers on tap, plus cocktails, live music, and weekly events at the historic Katy Depot. Join us for brunch, bites, and fun 7 days a week!
- ✓ **RUSTICO FINE MEXICAN CUISINE**  
Award winning latino chef Felipe Gaytan 's restaurant in Denison Texas features authentic Mexican Cuisine in a fine dining atmosphere, full service bar.
- ✓ **STAFFORD HOUSE**  
At Stafford House Provisions we're not just serving up delicious dishes—we're creating an experience. Pairing our menu items with the perfect wine is an art form, and we've mastered it!



# DENISON WINERIES

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## LANDON WINERY

Weekend festivals, wine dinners, Sip & Shops, art classes, food pairings, music bingo and so much more.



## HIDDEN HANGER WINERY

Hidden Hangar was family established in the 1990's. The second and third generations are now continuing that dream.



## HOMESTEAD WINERY

The First Brewinery in the state of Texas! In the wine business for over 30 years, a craft brewery, Ivanhoe Ale Works, was added to our Denison location in 2015.



## DOC'S LOUNGE

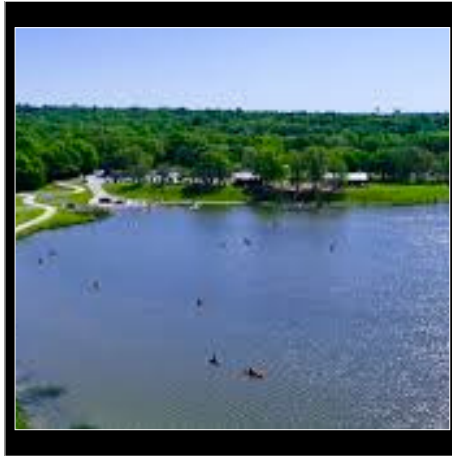
Offering happy hour and live music in the heart of Downtown Denison.

# DENISON PARKS

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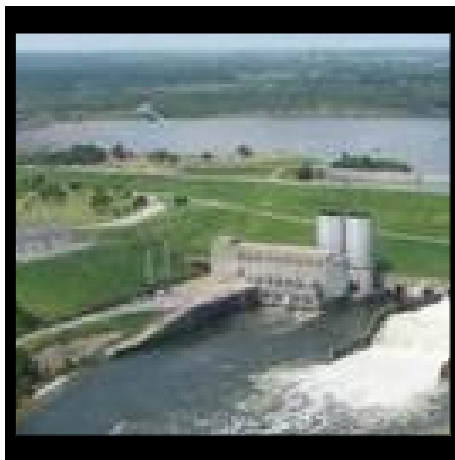
MUNSON PARK  
DENISON, TEXAS



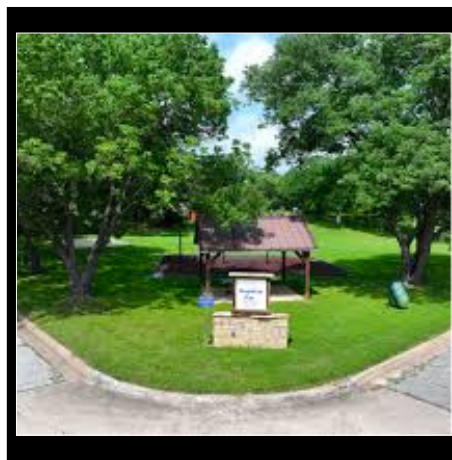
WATERLOO PARK  
DENISON, TEXAS



HERITAGE PARK  
DENISON, TEXAS



DENISON DAM  
DENISON, TEXAS



RAY PARK  
DENISON, TEXAS

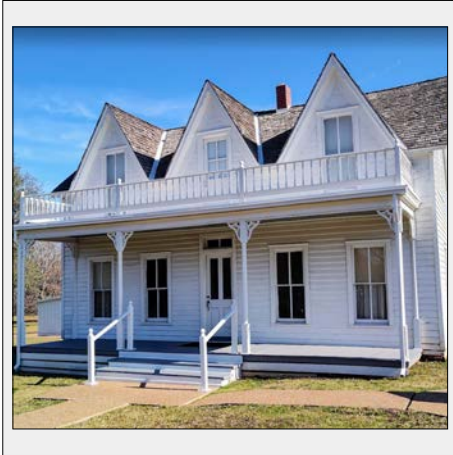


JONES PARK  
DENISON, TEXAS



# PLACES TO SEE

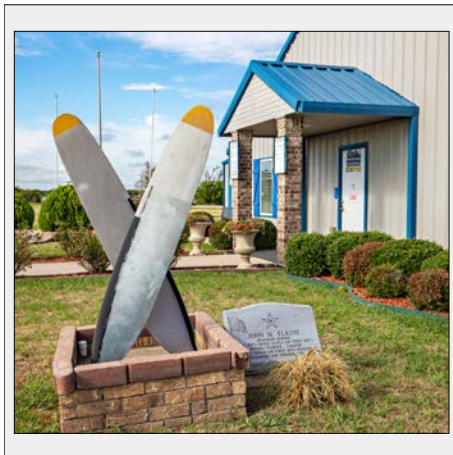
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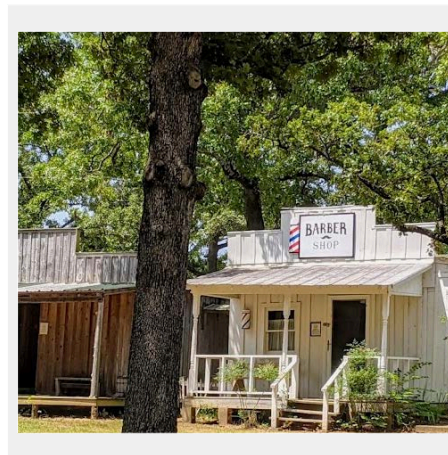
EISENHOWER'S  
BIRTHPLACE  
DENISON, TEXAS



CHOCTAW CASION  
DURANT, OKLAHOMA



PERRIN AFB  
HISTORICAL MUSEUM  
DENISON, TEXAS



FRONITER VILLAGE  
& MUSEUM  
DENISON, TEXAS

# SHOPPING & GROCERY

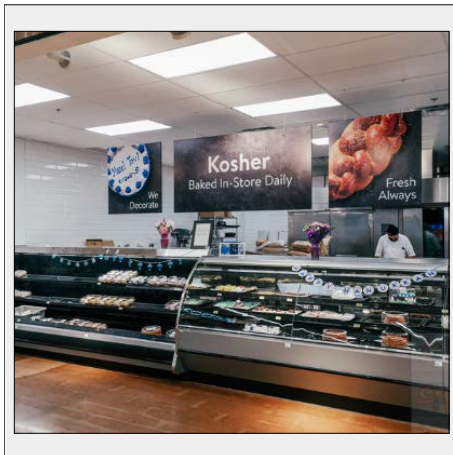
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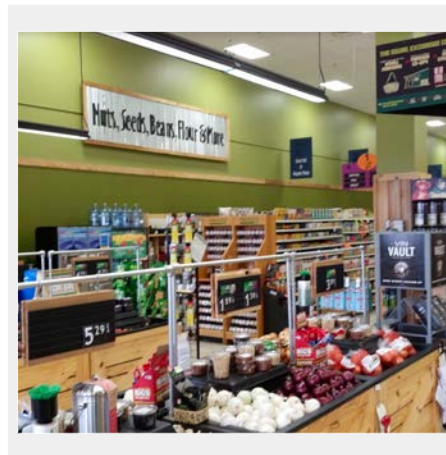
SAM'S CLUB  
SHERMAN, TEXAS



ALBERTSONS  
DENISON, TEXAS



WALMART SUPERCENTER  
DENISON, TEXAS



GREEN MARKET  
NATURAL FOODS  
SHERMAN, TEXAS

# BEACHES & MARINAS

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EISENHOWER  
STATE PARK  
DENISON, TEXAS



GRANDPAPPY'S  
MARINA  
DENISON, TEXAS



HIGHPORT MARINA  
POTTSBORO, TEXAS



CEDAR MILLS  
MARINA & RESORT  
GORDONVILLE, TEXAS



LIGHTHOUSE  
RESORT & MARINA  
POTTSBORO, TEXAS



MILL CREEK  
RESORT & MARINA  
POTTSBORO, TEXAS



# CHECK-OUT CHECKLIST

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*Before you go, please*



## CHECK-OUT TIME

Please check out by 10 am so we have sufficient time to prepare the property for the next guests. In addition, we would appreciate it if you could inform us when you depart



## BED LINENS & TOWELS

Please leave all items on the bed for our cleaning crews. In addition, please place the used towels in the bin or in the bathtub.



## WINDOWS, DOORS, LIGHTS & THERMOSTATS

When you leave, please ensure all extensions, windows and doors are closed and securely locked. In addition, please turn off the lights and adjust the thermostat to 70 degrees.

# CHECK-OUT CHECKLIST

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*Before you go, please*



## KITCHEN

Please leave the kitchen in the same condition as when you arrived and leave any items that you do not want. Our cleaning crew appreciates all leftover food. Clean dishes may be left in the dryer rack.



## PERSONAL ITEMS & STREAMING SERVICES

Please leave check all closets, and drawers to ensure that no personal items have been left behind. In addition, make sure you signed out from all streaming services accessed on the screen in the property.



PLEASE GIVE US A

Review

if you enjoyed your stay with us,  
Please leave a review on Google. We'd  
love to hear about your stay and what  
brought you to The Braun Manor.

Google reviews are greatly  
appreciated.



Thank you

Thank you once again for choosing  
The Braun Manor. We are honored  
that you chose to stay with us.

Sincerely,  
Robin & The Braun Manor Team