

WELCOME



Classic City Quarters

ATHENS, GEORGIA



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Enjoy your trip!



WELCOME *to the Classic City*

Welcome to our home, we are so glad you have chosen to stay with us! Our goal is to make your visit comfortable, relaxing, and memorable. Whether you're here to explore Athens or UGA, enjoy some downtime, or just need a cozy place to recharge, we hope you feel right at home.

Inside this book, you'll find everything you need for your stay:

- House details & helpful tips
- Local restaurant recommendations
- Things to see and do nearby

If any questions come up during your visit, please reach out to us through the App you booked with or our dedicated phone or email listed on Page 5.

Enjoy your stay,
Rich & Leigh



CLASSIC CITY QUARTERS

2165 South Milledge Avenue, Apartment E8
Athens, Georgia 30605



What you'll find in **Classic City Quarters:**

Newly renovated and remodeled 3-story townhouse

Four bedrooms, each with one king-size bed, comfortably accommodating eight guests

Two bathrooms, each with a double vanity

Well-appointed kitchen and laundry room

Comfortable living area with internet and TV

Located on South Milledge and the Athens Loop, a short drive to all the Athens hotspots.

Perfect for visiting sporting events, UGA events, Breweries, Music venues, the State Botanical Gardens, Golf getaways, and other outdoor activities.

The house is decorated with many photos of local, iconic Athens sights and scenes. All photographs were taken by our professional photographer daughter, Kate (Waldis) Dwyer, who has had her scenic photographs selected for publication in various media. She loves to photograph engagements and weddings, families, and beautiful scenery from cityscapes to national parks.



Athens, GA photo gallery



See more on Instagram!

MEET YOUR HOSTS

We met in Athens as students attending UGA in the early 1990s. We actually met at a popular bar (no longer in existence) called the Sugar Bowl on Washington Street near the Classic Center on Leigh's 21st birthday. Feels like just yesterday ❤️.

Neither of us was from Athens (or Georgia, for that matter), nor did we ever see Athens becoming such a big part of our lives. We moved to the Atlanta area shortly after graduation and raised our three children in Peachtree Corners/Duluth (NE ATL). While we always loved Athens and our time there, it really changed when our two older children also attended UGA, and then our youngest, who just recently graduated. Weekend tailgates became a thing in the Fall, and frequent visits for Parent Weekend activities and just for no reason at all because Athens is just fun and exudes energy.

*The
Waldis'*



HOST CONTACT

- 📞 888-416-6850 (call or text)
- ✉️ classiccityquarters@gmail.com

IN CASE OF EMERGENCY

LOCAL POLICE DEPARTMENT

Phone: (706) 208-1718

LOCAL FIRE DEPARTMENT

Phone: (706) 613-3360

HOSPITALS

- St. Mary's Health Care System
 - 1230 Baxter St
 - (706) 354-3100
- Piedmont Athens Regional
 - 1199 Prince Ave
 - (706) 475-7000

CHECK IN

3:00 PM

- Enter the 4-digit code provided into the door keypad, then press the UNLOCK button. It is programmed to work from shortly before check-in time to shortly after check-out time.
- Welcome basket - please enjoy some local favorites & treats (check the beverage fridge too)
- Exterior Lights - note that the lights located at the front and back doors are light-activated. The switches are typically kept ON so they will automatically come on at dusk and turn off at dawn, but if for any reason you prefer to have them off, you are welcome to turn the switch off. There is no way to turn the bulbs on during daylight.



CHECK OUT

11:00 AM

- Place used towels on the bathroom floor
- Remove used bedding and place on the floor in the bedroom
- Remove all trash (kitchen, bathrooms, bedrooms, living room, etc.) and place it in the dumpster (these are near the pool and on your way out of the complex)
- Place all kitchenware (plates, glassware, cups, bowls, cutlery, etc) in the dishwasher and wash any remaining items in the sink and leave on a kitchen towel to dry. Please start the dishwasher.
- Return small appliances (toaster, blender, hand mixer) to their cabinets
- Turn off all lights, TV (you can leave the fans on!)
- Lock Door: push LOCK button (may have to pull the knob for the bolt to close).



WIFI

NETWORK

ClassicCityQuarters

PASSWORD

novelcity343

WIFI + TECH



We use **Spectrum Internet**. If you ever need to reset the connection, the modem and router are located on top of the beverage fridge below the TV.

TV

The living room features a **65" LG Smart TV** with streaming apps ready to go. Just use the **remote** to access your favorite services, and feel free to log in with your own accounts (don't forget to log out before checkout if you'd like).

Please note: there is **no cable service**—all programming is streaming-based.

⚠ Cleaning tip: Only use a **clean, dry cloth** on the TV screen (no sprays or wipes).



HOUSE RULES

01

No smoking, vaping, or candles inside the home (smoking on the outside deck is permitted).

02

Please do not bring food or drinks into the bedrooms other than water.

03

No pets allowed staying or visiting. Violating this rule will be charged a pet fee of \$150 to cover the additional cleaning

04

Let us know right away if something breaks — accidents happen, and early notice helps us fix it quickly.

05

Quiet hours are 10 PM to 8 AM. Please keep the noise low during this time to respect our neighbors.

06

If you would like to host an event (i.e. wedding, graduation, not a party), please speak with us about it first.

Thank you for staying here!

KITCHEN *information*

PLATES, GLASSES, UTENSILS

The kitchen is fully stocked with dinnerware, glassware, wine glasses, serving pieces, and cutlery. A Henkles knife set is on the counter, and there are also kid-friendly plates, cups, and cutlery available.

COOKING & BAKING

Well-equipped with pots, pans, mixing bowls, utensils, measuring tools, and basic spices/oils. Salt & pepper grinders, olive oil, and vinegar are on the counter.

SMALL APPLIANCES

Includes a toaster, blender, hand mixer, and a variety of baking dishes for your convenience.



KITCHEN *information*

FOOD STORAGE

Stocked with glass storage containers, foil, plastic wrap, and baggies (cabinet and drawer near the sink).

CLEANING

Supplied with kitchen towels, dish soap, sponge, scrubber, dishwasher pods, and basic cleaners (under the sink). A trash can, broom, dustpan, and Swiffer mop are also provided. Additional trash bags are also under the sink.

OTHER

The kitchen includes GE appliances, a refrigerator with filtered water and ice, and a dining table with seating for four plus a bench. Extra storage is in the laundry closet, under-cabinet lighting is remote controlled, and a fire extinguisher is under the sink.



BEVERAGE *bar*

BEVERAGE BAR

Beverage Bar: Coffee pot, Nespresso, Electric kettle, coffee grinder, filters, coffee container, Nespresso pods, various sugar and substitute packets, Coffeemate, honey sticks, tea bags, and to-go cups (beverage bar in living room)

Mixology Bartender Kit/ essentials, cork screw, ice bucket (shelf/drawer of beverage bar)

Beverage Fridge: includes bottled water and room to add your favorite beverages (right side cabinet of beverage bar under TV)



OTHER AREAS *information*

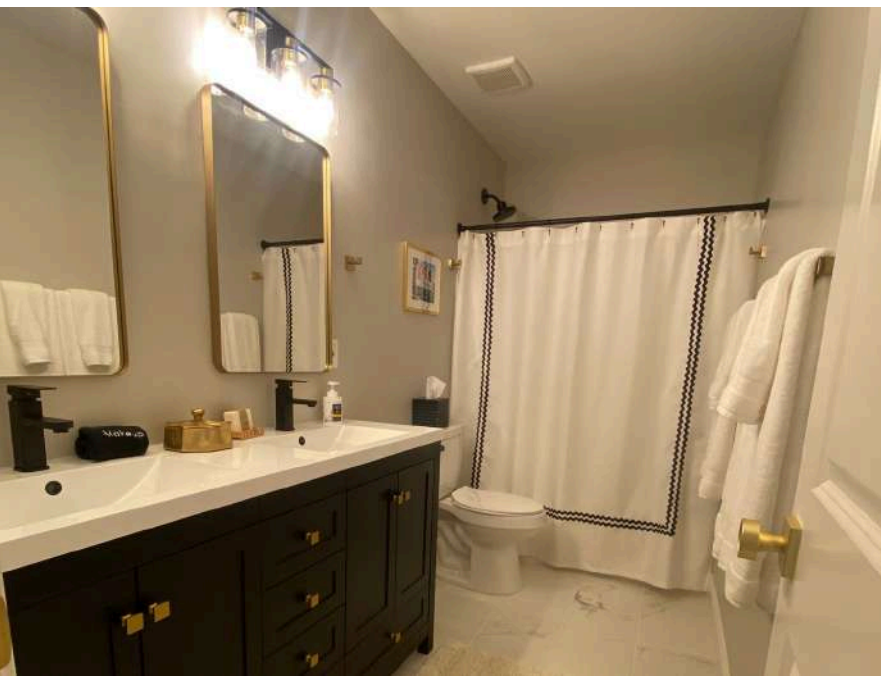
BEDROOMS

All four bedrooms feature king platform beds with memory foam mattresses, fresh linens, duvets, quilts, and plenty of pillows for comfort. Each room includes nightstands with USB/USB-C ports, desktop charging stations, blackout curtains, ceiling fans, and lighted vanity mirrors. Closets are stocked with velvet hangers, extra pillows, and ironing supplies, while dressers, luggage racks, and hampers provide added convenience. Thoughtful touches like cozy throws, benches or chairs, and local Athens artwork make every room inviting.



LIVING ROOM

The main living area features a large sectional with two storage ottomans, a coffee table with games and puzzles, and a 65" wall-mounted smart TV. A beverage bar, foyer table with welcome book, and portable side table with charging station add convenience, while a shag rug, floor lamp with outlets, and remote-controlled ceiling fan create a cozy atmosphere. A first aid kit and extra batteries are stored in the beverage bar drawer.



BATHROOMS

Both bathrooms feature full-size tub/shower combos with large adjustable showerheads, stocked with shampoo, conditioner, and body wash. Double vanities with individual mirrors, bright lighting, and GFCI outlets make getting ready easy. Guests will find fresh bath towels, hand towels, washcloths, and makeup towels, plus extras like hair dryers, makeup wipes, cotton products, razors, soap, and lotion. Towel bars, hooks, and fluffy bath mats add comfort, while cleaning supplies and liners are stored under the sink. Local Athens photos provide a finishing touch.



AMENITIES

WASHER AND DRYER

The washer and dryer are located in the closet in the kitchen. Detergent is provided under the sink. Choose your settings and press start. Please clean the lint trap after using the dryer.

TV AND STREAMING

LG 65" LED Smart Television

All television programming will be streaming-based (i.e., there is no cable). Please use the remote on entry table for all television interaction. Most top content providers are already downloaded onto the TV, and you are welcome to log in to your accounts. Please do NOT attempt to wipe the TV screen with anything other than a clean, dry cloth (we found out the hard way!)

AIR CONDITIONING AND FANS

The **Amazon Smart Thermostat** (hallway between kitchen and living room) runs in Auto mode to heat or cool as needed:

Day: ~74°F cooling / ~70°F heating (8am-10pm)

Night: ~72°F cooling / ~68°F heating (10pm-8am)

You can adjust it manually within 67-78°F for comfort.

The living room ceiling fan can be adjusted using the **remote control** by the front door. If you need help with the thermostat or fans, just message me anytime

DOORBELL CAMERA

For your safety, the home has a video doorbell at the front door. The chime is plugged in just below the thermostat (feel free to give it a quick test! 😊).

The camera records only the outside entry—there are no cameras inside the home. It simply helps us with check-ins, deliveries, and keeping the property secure. Your comfort and privacy are very important to us!



TRASH *and recycling*

GARBAGE

While we don't have significant space for trash receptacles, we have tried to place bins in the most important areas:

- Kitchen – Small trash can under the sink (extra bags also stored here).
- Bathrooms – Each bathroom has a small trash can (extra bags in the vanity).
- Beverage Bar – Small trash can for drink-related trash (use bags from the bathrooms).

Due to limited space inside, we kindly ask guests to take full trash bags to the community dumpster located near the pool. Please also take out any trash when you check out.

RECYCLING

We appreciate your efforts to recycle! Since we don't have space for extra bins inside, we recommend using a separate bag for recyclables during your stay. When you check out, please place them in the dumpster marked for recycling. Thank you for helping us keep things green!

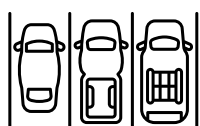


TRANSPORTATION



UBER / LYFT / TAXI

If you'd rather not drive, just call your favorite ride service. Drivers are usually quick, and rides are affordable. On game days, though, things get busier, so it's best to plan ahead.



Driving / Parking

Driving in Athens is usually easy, with plenty of parking except around 5 Points. Game day near the stadium is best left to experienced drivers.



BUS

A free bus runs Monday–Friday with stops downtown and near 5 Points. A Bus Stop is located just outside the community entrance. More info:



Walking

Unfortunately, we do not recommend walking or biking from the community. There simply are no safe sidewalks available to get you where you want to go.



PLACES TO VISIT



UNIVERSITY OF GEORGIA

📍 North Campus, Athens

We might be biased as Terry Alumni to suggest your visit to North Campus, but we think you'll enjoy walking through the magnolia trees, under (or around) the arch, and into downtown Athens!

STATE BOTANICAL GARDENS

📍 2450 S Milledge Ave, Athens, GA 30605

A 313-acre garden featuring themed areas like the Children's Garden, ideal for kids to explore streams, climb treetops, and discover a tree house.

BEAR HOLLOW ZOO

📍 293 Gran Ellen Dr, Athens, GA 30606

A small zoo and wildlife education center showcasing native Georgia species, providing an educational experience for children

TREE THAT OWNS ITSELF

📍 277 S Finley St, Athens, GA 30605

A unique local landmark with a fascinating legend, offering a brief but intriguing stop for families.

THINGS TO DO



WALK DOWNTOWN ATHENS

Downtown Athens' historic district blends rich history with boutique shopping, the Georgia Museum of Art, and a legendary live music scene.



VISIT BREWERIES

Athens is home to some of the best breweries in Georgia. From Creature Comforts to Akademia.. Consider the Athens Beer Trail if you want to make it an event!



BAR DISTRICT

All across downtown Athens, you can find quirky, eclectic bars and restaurants that range from casual, country-music hubs to 90's vibes and more.



B-52's ROCK LOBSTERS

A tribute to the local band, The B-52s, this minor league hockey team honors the city's musical roots. Come cheer on the local sports team at Akins Ford Arena!

BEST RESTAURANTS



TRAPPEZE

📍 269 N Hull St, Athens, GA

Laid-back gastropub known for its craft beer selection & cocktails, plus updated bar food classics.



CHUCK'S FISH

📍 220 W Broad St, Athens, GA

A diverse menu of seafood, sushi, pizza & more in trendy surrounds with a full bar.



SAKURA

📍 1225 S Milledge Ave, Athens, GA

Sushi and Hibachi in the heart of Five Points. Hibachi is just fun and we've enjoyed meeting both locals and out of towners.



MAMA'S BOY

📍 197 Oak St, Athens, GA

Sunday brunch after gameday! Southern breakfast & lunch staples with a modern twist whipped up in relaxed, cheery digs.

BARS & WINERIES

CREATURE COMFORTS BREWING CO.

📍 271 W Hancock Ave, Athens, GA

Downtown brewery founded by UGA alums, known for Tropicalia, Classic City Lager, and rotating seasonals. Stop by for flights, food trucks, Farmers Market Wednesdays, and Cask Night Tuesdays—or grab to-go cans and seltzers.

THE PINE BAR

📍 1235 S Milledge Ave, Athens, GA

A Five Points favorite serving tapas, wood-fired oysters, and charcuterie with excellent wine and cocktails, perfect indoors or on the patio.

MAGNOLIAS BAR OF ATHENS

📍 312 E Broad St, Athens GA

Steps from UGA and Sanford Stadium, Magnolias is a two-story bar with a pet-friendly patio, TVs, and seasonal drinks—voted “Best Bar to Celebrate a UGA Win.”

AKADEMIA



📍 108 Park Ave, Athens, GA

A Normaltown microbrewery started by two friends, now a community hub with craft beer, full bar, great bites, local events, and a welcoming neighborhood vibe..





YOUR NEAREST



GROCERY STORE - PUBLIX (3.6 miles)

-  1860 Barnett Shoals Rd, Athens, GA
-  Business Hour: 7AM -10PM

SHOPPING - DOWNTOWN HISTORIC DISTRICT (4 miles)

-  E Broad Street, Athens, GA
-  Business Hour: Varies by store/restaurants



COFFEE SHOP - JITTERY JOES (1.6 miles)

-  1230 S Milledge Ave, Athens, GA
-  Business Hour: 6:30AM -10PM (7AM on Sat/Sun)

LIQUOR STORE - TALL BOY BEVERAGE (0.4 miles)

-  2095 S Milledge Ave, Athens, GA
-  Business Hour: 9 AM - 11 PM (Fri/Sat)

SMASH BURGER - BADDIE'S

-  1591 S Lumpkin St Suite A, Athens, GA
-  Business Hour: 11 AM - 9 PM (Mon-Sat only)



BEFORE YOU GO *thank you!*



Lock all doors, front and back. Hit the LOCK button on the front door. Please make sure the home is secure when you leave.



Turn off all lights and appliances. This includes the TV, lights, and kitchen appliances. It helps us save energy and stay eco-friendly.



Dispose of trash properly. Tie up and place any used garbage in to the community dumpster before check-out to keep things tidy.



Reset furniture and items if moved. If you moved any furniture or decor, please return it to its original spot. It keeps the space consistent for the next guest.



Take all personal belongings. Please double-check closets, drawers, and the bathroom before leaving. We're not responsible for items left behind.



ENJOY YOUR STAY

CLASSIC CITY QUARTERS

2165 South Milledge Avenue, E8
Athens, Georgia, USA

