

Welcome to your coastal retreat—where your vacation begins and lasting memories are made.

# The Paddock

## Coastal Cottage







**Welcome to 6701  
Batsonwood Ct,  
Wilmington, NC 28405**

**Contact Us:**

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# Let's make your stay amazing—here's what you need to know!

This is your time to relax—and we know how valuable that is. That's why we've created this guidebook, your go-to resource for everything you need during your stay. From check-in and check-out details to the WiFi code, top coffee spots, and the best local restaurants—it's all right here to make your getaway as effortless and enjoyable as possible.

## Everything you didn't know you might need

- The WiFi code
- Check-in & check-out instructions
- Must-see local spots
- Our favorite restaurants



# What to Pack:

- Beach towels & sunscreen
- Your favorite snacks & drinks
- Personal toiletries
- Chargers & devices
- Weather-appropriate clothing ☀
- A good book or two We've taken care of the essentials—but a few personal touches can make your stay even more comfortable!

# What we Provide:

- Hair dryer
- Iron & ironing board
- Gas BBQ grill
- Gas fire pit
- Fully stocked Keurig coffee bar ☕
- Water cooler
- Soap, shampoo & conditioner kits
- Washer & dryer with detergent pods
- Dishwasher with Cascade pods
- Flushable wipes
- Books & board games
- WiFi
- TVs with Roku (stream from your own accounts)
- Bluetooth speaker
- Pots, pans, dishes & silverware
- Bed linens + extra sheets
- 8 sets of bath towels, hand towels & washcloths
- Paper towels, toilet paper & Kleenex
- Umbrellas

# Check-in Time: 4:00 PM

Your home away from home will be ready for you by 4 PM. If you're planning to arrive early, reach out—we'll do our best to accommodate an early check-in when possible (though we can't always guarantee it). Arriving ahead of schedule? Check out our Local Area Guide for great spots to eat, explore, and relax while you wait. There's plenty to enjoy nearby!

# Making the Most of Your Home Features

## What's Available in the Kitchen

- **Dishwasher:** We provide a supply of dishwasher pods underneath the kitchen sink - you'll need to insert one into the flip box container inside of the dishwasher. Then press the program button of your choice - there are a few settings which are obvious - then press the start button.
- **Fridge/Freezer:** you shouldn't need to adjust any settings. If you run into any difficulties (e.g. it's not cooling efficiently) please let us know. The freezer has an automatic ice maker.
- **Microwave:** located above the stove there is an "open" button to press and open the door. You will find the programming/cook buttons once the door is open. Enter your cooking details and then close the door and press start.
- **Stove/Oven:** 4 Burner glasstop stove burners heat up very quickly. There is also a warming circle in the middle. Oven has movable racks and a drawer below where you will find pans, pizza stone etc.

## Climate Control

You'll find the temperature control panel on the hallway wall between the bedrooms, directly across from the washer/dryer. This home features a new HVAC system, so it should work smoothly. If you're using the air conditioning, please make sure all windows and exterior doors are closed for optimal efficiency. We recommend setting the temperature to 72°F / 22°C for a comfortable atmosphere.

## Washing & Drying Made Easy

Located in the hallway between the two bedrooms. We've provided detergent pods and dryer sheets on the shelving above the washer and dryer. The settings are standard, but if you encounter any issues, feel free to let us know. Laundry baskets and clothes hangers are available in each bedroom closet. You'll also find an iron and ironing board above the washer and dryer.



# Cozy Comforts Inside

## TV & Streaming Setup

Feel free to use the TV system during your stay. The remote controls are conveniently located next to each TV. You can log into your streaming services through the Roku or app services on each TV. Just be sure to log out of your accounts before checking out.

## Your Music Setup

Feel free to use the Bluetooth speaker located on the foyer table in the living room. Just power on the speaker and open the Bluetooth settings on your phone to pair it automatically. We kindly ask that you keep the volume at a considerate level, particularly in the early morning and late at night. Please plug the speaker back in after use to ensure it's fully charged for the next guest.



# Maximizing Your Outdoor Experience

## Firing Up the Grill

Instructions for use are provided on the grill. Please keep the cover on and the lid closed when not in use. Remember to turn off the propane tank after grilling. If your tank runs out during your stay, let us know, and we'll do our best to provide a replacement. Grill utensils can be found in the drawer below the oven.

## Cozy Fire Pit

To operate, simply push and turn the button. First, make sure to turn on the propane tank by opening the valve under the firepit cabinet (turn counterclockwise). Also, be sure to remove the tabletop insert before lighting the fire. After use, please turn off the propane tank. If the tank runs out during your stay, let us know, and we'll do our best to provide a replacement.

## Relax and Dine Outdoors

There are 4 chairs available outside, with additional chairs stacked in the open closet in the living room that can be used both indoors and outdoors. If you use the indoor chairs outside, please bring them back in to prevent the metal bottoms from rusting. For extra seating or games, there is also a foldable card table located in the 2nd bedroom closet.



# Wireless Network Access



Free Wi-Fi is available at the property. Here are the details:

- Network ID: Spectrum 6E
- Password: happydeer615

We offer this service for your convenience and enjoyment. Please ensure it is used responsibly and in compliance with all applicable laws. If you experience any issues with the service, don't hesitate to contact us.

# Property Policies

## Pets

We are part of a residential neighborhood, and while this is a popular vacation spot, it's also home to many residents. We kindly ask that you respect their privacy and right to enjoy a peaceful environment. To ensure everyone's comfort, please keep noise levels to a minimum between 10 PM and 8 AM.

## Accidental Damages

We understand that accidents can happen! If something is accidentally broken, please inform us right away. For minor damages, we typically won't charge. However, for more significant issues (such as a broken TV screen), we would appreciate discussing the cost with you before check-out to avoid any misunderstandings. Thank you for your cooperation!

While we adore animals, we've made the decision to keep this home pet-free to accommodate guests with allergies.

## Smoking Guidelines

This is a smoke-free property, both indoors and in the surrounding outdoor areas. Smoking of any kind, including vaping, is not permitted.



# Explore & Enjoy

- Airlie Gardens
- Battleship North Carolina
- Bellamy Mansion Museum
- Cameron Art Museum
- Cape Fear Museum of History and Science
- DEFY Wilmington
- Jungle Rapids Family Fun Park
- Lewis Strawberry Nursery & Farm
- Fort Fish State Historic Site
- Kure Beach
- Carolina Beach
- North Carolina Aquarium at Fort Fisher
- Ogden Park
- Regal Mayfaire
- University of North Carolina Wilmington
- Wilmington Municipal Golf Course
- Wilmington Railroad Museum
- Wilmington Riverwalk
- Wilson Center at Cape Fear Community College
- Wrightsville Beach
- Cotton Exchange Downtown Wilmington
- Live Oak Bank Pavilion

# Retail Therapy & Grocery Run

- Mayfaire Town Center
- Chandler's Wharf
- Independence Mall
- Downtown Wilmington
- The Cotton Exchange
- Cargo District
- Big Lots

- Food Lion
- Costco
- Sam's Club
- Harris Teeter
- Lowe's Food
- Publix
- Aldi



# Restaurants

- Brooklyn Pizza Co.
- Cape Fear Seafood Company
- Domino's Pizza
- Famous Toastery of Wilmington
- Islands Fresh Mex Grill
- Fork N Cork
- The Viscous Biscuit
- Blueberry Grill
- Kilwins
- P.T.'s Olde Fashioned Grille
- Port Land Grille
- Tarantelli's
- True Blue Butcher and Table
- Ruth Chris Steak House
- Blue Water
- Front Street Brewery
- Rooster & The Crow
- The Cooper Penny
- Circa 1922
- Indochine Restaurant
- Smoke on the Water
- Ceviche's

# In Case of Emergencies

## Urgent Care Centers

- Medac Urgent Care
  - Address: 8115 Market St, Wilmington, NC 28411
  - Phone: (910) 686-1972
  - Hours: Open daily, 8 AM – 8 PM
  - Services: Walk-ins welcome; online check-in available
- Masonboro Urgent Care
  - Address: 6132 Carolina Beach Rd, Wilmington, NC 28412
  - Phone: (910) 794-4947
  - Services: Walk-in clinic with online check-in

## Urgent Care Centers

- Emergency Management
  - Address: 230 Government Center Drive, Suite 115, Wilmington, NC 28403
  - Phone: (910) 798-6900
- Non-Emergency Police Line
  - Phone: (910) 452-6120
- Mental Health Crisis Support
  - Call or Text: 988 (Suicide & Crisis Lifeline)

## Pharmacies

- CVS
- Walgreens
- Cape Fear Pharmacy
- Harris Teeter
- Costco
- Walmart



# Farewell & Final Steps

## **Check-Out Time is 11:00 AM Sharp**

We kindly ask that you check out by 11:00 AM so our cleaning team has enough time to prepare for the next guests. If you'd like a bit of extra time, just let us know in advance—we'll do our best to accommodate you! Please note, late check-outs aren't always possible if new guests are arriving the same day.

## **Before You Head Out, Just a Few Quick Things!**

We'd be so grateful if you could take a moment to check off the following before departure:

- No need to strip the beds—just leave them unmade.
- Place all used towels in the shower.
- Start the dishwasher with any used dishes inside.
- Take out all trash—the bin is located on the right side of the house.
- Return any moved furniture or items to their original spots.
- Set the thermostat to 72°F.
- Double-check that all windows and doors are securely locked.

Thank you for being such thoughtful guests. We hope you had a fantastic stay and wish you safe and happy travels home!

# Thank You

We truly appreciate you spending your getaway here. We hope to see you again soon!

