

Heights House Guest Suite

HOME GUIDE



HELLO!!

Welcome to the historic Heights Hideaway Guest Suite! We are thrilled to share our home with you! We know that being in a new place can present certain challenges, so we've created this guide to help answer questions that may arise as you navigate the space. We hope you have an amazing time!

TABLE OF CONTENTS

01

OVERVIEW

- About the Property
- Wifi Info
- House Rules
- Parking, Trash & Recycling, Yard Maintenance
- Checkout Procedure
- Host Contact Details

02

PROPERTY DETAILS

- Living Room
- Bedroom
- Bathroom
- Kitchen
- Laundry Room
- Patio

03

APPLIANCE GUIDE

- Washer & Dryer
- Air Conditioner/Heater
- Ceiling Fan
- Sleeper Sofa
- Kitchen Appliances
- Marshall Speaker

04

THINGS TO DO

- Sights & Attractions
- Food Recommendations

general information

OVERVIEW

A quick overview about the property, its history, house rules, checkout procedures, and the hosts

ABOUT THE PROPERTY

Enjoy a peaceful getaway in this charming home located in the historic Heights of Houston. This entire home is approximately 1,200 sq. ft. and consists of two studio-style apartments with a shared laundry center that divides the two units.

Each of these spacious studios can accommodate four people and are equipped with all the necessary conveniences to make your stay both comfortable and hassle-free.

WIFI INFORMATION

Network: Heights House
Password: Welcome2theHeights!

Built in 1920, this home has seen this neighborhood evolve from a farming community to the bustling, eclectic urban district it is today.

In 2022, after years of neglect and disrepair, Chris and D'Anna purchased this home with the intent to revive it and make it a comfortable space they could enjoy as well as others. Although the house had been neglected for many years, the couple was able to preserve the original structure. By redesigning the layout, they were able to turn this tiny, "shotgun style" home into two well-appointed suites with all the modern touches and amenities.



ABOUT

just a few things to remember

HOUSE RULES

We want you to have a wonderful experience here, and to make sure things go as smoothly as possible, we ask that you adhere to the house rules below.

- ✔ **Be Respectful.** As a guiding rule, we ask that you simply be respectful of our home, neighbors, and other guests on property. Be mindful of your noise and be sure to clean up after yourself in the shared space (laundry area).
- ✔ **Be Responsive.** Good communication benefits everyone. If we contact you, please be responsive as some matters may be urgent and require your immediate attention. Also, please reach out if you need assistance.

THE BIG "NO-NO'S"



- No smoking** inside the home | **No parties** | **No loud music**
- No animals** | **No overnight guests** who are not on the reservation
- No more than 4 people per suite or on property at any given time.** Any additional persons visiting must be approved by us. Text us.



PARKING

There are four parking spaces in front of the home.

The parking spaces on the right (with the bricks) are reserved for the Main Suite (front unit). The parking space(s) on the left graveled area are reserved for the Guest Suite (back unit). You can stack two cars back to back on both sides.

Be sure that you and your guests park on your side of the driveway to avoid confusion.

Street parking is discouraged due to the narrow streets.

YARD MAINTENANCE

We schedule regular lawn maintenance to ensure the property is well-manicured and maintained. If your stay occurs on the day yard maintenance is scheduled, we will send you a note ahead of time, usually the day prior if possible, to let you know.

CHECKOUT

We will have a professional cleaner thoroughly clean and sanitize the space once you leave. Although you do not need to clean before checking out, tidying up a bit is appreciated.

Here are things you can do to leave the space in good condition...

TRASH & RECYCLING

There are extra trash bags in the bottom of all Suite trashcans.

You can remove trash from your suite by placing it in the big bins outside of the home. You'll find a black trash bin for all trash waste and a green bin for your recyclables. Do not leave trash on the porch.

If you are staying for more than a week or find that the bins are full, you can also have the trash removed from the property. Simply roll the trash bins out to the curb late Wednesday night or Thursday morning if you are able.

01

Place all used towels on the shower floor. Do not strip beds.

02

Place all used dishes in the sink or on the kitchenette counter.

03

Return all furniture back to its original position.

04

And finally, remember to leave us an awesome 5-star review! We trust you had an amazing time!

property

DETAILS

Explores each area of the house and highlights key features

LIVING ROOM

The living room is outfitted with a plush, elegant sofa as well as a "lift top" coffee table. Lift the top of the table to create an eating surface/workspace or to uncover the additional storage. Under the coffee table's top, you'll find all your dishes (place settings for four) and eating utensils. The sofa is a sleeper that converts into a queen-size bed, and the accompanying linens can be found at the top of the closet.

The space also features a 55" Smart TV, a Marshall bluetooth speaker, and a small luggage rack near the entrance.

BEDROOM

The bedroom area features a comfy king-size bed with hotel grade linens. On each side of the bed, you'll find side tables for your knick knacks.

For clothing, you'll find six drawers below the bed for storage. There is also a nice closet in the bathroom area for any clothes you'd like to hang as well as a small shoe rack.

BATHROOM

The bathroom has a large, standup shower with a rain showerhead and sprayer. In the nook, you'll find body wash, shampoo, and conditioner.

The vanity stand holds various hygiene products, a hair dryer, and extra rolls of toilet tissue. You will find two sets of towels in the towel holder stand above the toilet.



SPACES

KITCHENETTE & DINING AREA

The kitchenette is equipped with a mini refrigerator, microwave, Keurig, and an electric skillet. Its quaint stainless-steel sink and sprayer faucet make clean up a breeze. On the shelves and countertop, you'll find a coffee station, coffee mugs, cooking utensils, water and wine glasses, and spices. The dish drainer, drying mat, and a few other cooking essentials can be found under the sink. You'll find extra trash bags at the bottom of the trashcan.

Nearby, there is a small dining table that doubles as an eating space and a workspace.

LAUNDRY AREA

The laundry area contains a full-size washer and dryer, iron and ironing board, first aid kit, a broom and dustpan, and miscellaneous cleaning supplies. Everything in this area is meant to be shared, so if you use something from here, be sure to return it as soon as possible.

SPECIAL NOTE

*Since this area is shared, take special care to **lock your door** when you return to your Suite to ensure privacy. You are responsible for securing your space.*

PATIO

The patio space is outfitted with an outdoor ceiling fan and a comfortable patio set. Take in the backyard and the calm of the neighborhood from the comfort of your hammock swing chair or side chair.

SPACES



a guide for

APPLIANCES

Explains how to operate each of the main
appliances in the unit

Need a little help? Don't worry, there's a learning curve for all new spaces. We designed this section to explain the basic functions of the major appliances in the unit. If you have additional questions about an appliance, reach out to us or visit the QR code where we've posted full manuals and instructions for all Suite appliances.



WASHER & DRYER

LAUNDRY APPLIANCES

The LG Electronics WashTower is designed with both washer and dryer controls at just the right height and its built-in intelligence makes laundry less of a chore. The key thing to know about this appliance is that you have to PRESS AND HOLD your selections for a few seconds to activate them. (The machine is set up to be “bump resistant” to prevent accidental starts and stops by passersby.)

Washer Instructions

1. Sort laundry and load the washer.
2. Add laundry products to the appropriate areas.
 - If you're using soap pods, add them in the drum with your clothes. Do not put them in the dispenser.
3. Turn on the washer by pressing the “Power” button.
4. Select your desired cycle and then press and hold the “Start/Pause” button.
 - a. The door locks (you'll hear a click) and the washer will agitate briefly without water to measure the weight of the load.
 - b. If the Start/Pause button is not pressed within a certain time, the washer shuts off and all settings are lost.

Dryer Instructions

1. Clean the lint filter.
2. Add clothing to the dryer drum and desired laundry products.
3. Turn on the dryer by pressing the “Power” button.
4. Select your desired cycle and then press and hold the “Start/Pause” button.
 - The cycle can be paused at any time either by opening the door or by pressing the Start/Pause button. If the cycle is not restarted within 14 minutes of being paused, the dryer will shut off and the settings will be lost.

CEILING FAN

LIVING AREA APPLIANCES

The Wesley Ceiling Fan's aerodynamic style, single twist design provides robust air flow efficiently throughout the entire space.

1. Make sure the wall switch for the fan is in the active position. ****When you switch the fan on, it will take ~20 seconds for it to start spinning, so wait.****
 - a. If the fan does not come on after 20 seconds of flipping the switch, try flipping the switch the other way and then wait for 20 seconds again.
2. If the fan still does not turn on, grab the fan remote and hit the Power button. From there, repeat Steps 1 and 1a as necessary.

Pro Tip: Use the wall switch to turn the fan on and off, and only use the remote to adjust the fan speed and direction.

AIR CONDITIONER / HEATER

The MRCOOL Advantage Air Conditioning and Heating unit is the clear choice for consumers who want to combine superior interior comfort with environmentally friendly technology.

1. Be sure all windows and doors are closed for optimal function.
2. Use the remote control to adjust the temperature settings.
3. If you want to turn off the display (so that you can make the room darker for sleeping), simply press the "Led" button on the remote to turn off the display and silence the buzzer of the unit, creating a quiet comfortable environment.

SLEEPER SOFA

The Aspen Sterling Sleeper Sofa delivers style and comfort in spaces of all sizes. With its Silas III memory foam mattress, this stylish sleeper sofa elevates any room while providing comfortable additional bedding.

1. Remove the seat cushions and place in a clean, dry place.
2. Grab the handle towards the front, middle area of the sofa. Gently pull it towards you.
 - a. As you step backward, a leg bar will unfold below. Rest that section on the floor.
3. Next, grab the handle that is now on top of the bed to unfold the final section of the sleeper. Rest this leg bar on the floor.
4. Unfold the rest of mattress and add your linens.

COFFEE TABLE

The Wilson Lift Top Coffee Table is designed to “lift” up to the perfect level for eating, reading, and working. To lift the top, simply locate the two grooves on sides of the tabletop and lift the top upward. Once fully extended, the top will lock into place and is ready for use.

KEURIG COFFEEMAKER **KITCHEN APPLIANCES**

The Keurig Coffee machine will brew one (1) cup of coffee at a time. Follow these instructions to avoid frustration and making a mess.

1. Lift the silver handle on the top of the machine to get started.
2. Fill one coffee cup with water and then add it to the carafe at the back of machine.
 - (Do not pour more than 1 cup at a time because it will overflow.)
3. Place the coffee/tea pod in the machine and lower the silver handle.
4. Press the big silver Power button which will begin the brewing process. Please allow 1-2 minutes from brewing... it takes about a minute to get warmed up.

ELECTRIC SKILLET

The Elite Gourmet Extra Deep Electric Skillet is the perfect cooking companion for small spaces. It's easy to use and easy to clean. Simply follow these instructions to get started:

1. Insert the temperature control probe into the inlet on the side of the skillet and then plug the power cord into the power outlet.
2. Turn the skillet on and set the temperature control probe to the desired temperature.
3. Add your items to the skillet and begin cooking.
 - a. The steam vent on the tempered glass lid allows steam to escape while cooking with the lid in place.
 - b. When removing lid from skillet, always tilt the lid away from you when lifting to avoid injury from potentially hot condensation.
 - c. When food is fully cooked, set temperature to the “Warm” setting to keep food at serving temperature.
4. To use skillet for table service, simply unplug the power cord from the wall and from the appliance. To remove the temperature control probe, hold the cool-touch handle on the side of the skillet. Press the quick-release lever and gently pull out the control.
5. To clean the skillet, make sure the temperature control probe is detached. Simply hold the cool-touch handle on the side of the skillet. Press the quick-release lever and gently pull out the control.

ELECTRONIC APPLIANCES

The Marshall Acton II may be compact, but its sound is nothing short of large. This dynamic compact speaker features three dedicated class D amplifiers that power its dual tweeters and subwoofer for a glorious stereo sound.

1. Pull and Hold the "Power" lever towards the front of the speaker until the power on sound plays and the indicators light up.
 - To turn the speaker off, pull and hold the "Power" lever towards the front of the speaker until the power off sound plays and all indicators turn off.
2. Push the "Source" button to select the input. You may choose Aux or Bluetooth by toggling between the options.
 - a. To pair to a bluetooth-enabled device, press and hold the Source button for 2 seconds. The bluetooth indicator will start to blink. Enable bluetooth on your device (smartphone, tablet, computer).
 - b. Select Acton II from the bluetooth list on your device to accept pairing.



local attractions

THINGS TO DO

Check out what the neighborhood has to offer!

LOCAL THINGS TO DO

SIGHTSEEING & ATTRACTIONS

The Heights is known for its Victorian homes along tree-lined streets on Heights Boulevard, as well as its quirky stores. Retro-seekers head to the antique and record shops of West 19th Street, also home of the classic Heights Theater and the monthly First Saturday Arts Market. The Heights hike-and-bike trail follows a leafy path all the way to Downtown Houston.

Here are few neighborhood attractions:

- Houston Farmer's Market
- West 19th Street
- Donovan Park
- Heights Hike & Bike Trail
- Heights Theater
- White Oak Music Hall
- Art Car Museum
- White Linen Night (1st Saturday in Aug)

GETTING AROUND

The Heights is centrally-located, so getting around town is a breeze. You're within walking distance of several nice eateries, and a short Uber/Lyft to any of Houston's major attractions.

This home also has the added benefit of being close to Houston's Light Rail system. Only 1.5 miles away, the Cavalcade stop is an easy way to ride into town and avoid the hassle of parking. Whether you're headed to Downtown, the Museum District, or NRG Stadium, remember the light rail as an option.

METRO LIGHT RAIL MAP



places to eat and drink

FOOD & DRINK

Houston has one of the best food scenes in the entire country!

While you're in town, add some of these to your list:

LUNCH & DINNER

- La Lucha
- The Post Beer & Wine Garden
- Pinkerton's Barbeque
- Street Food Thai Market
- Field & Tides
- Squable
- Torchy's
- Mico's Hot Chicken
- TJ Birria y Mas
- JINYA Ramen Bar
- Le Cafe Josephine
- Maison Pucha Bistro

COFFEE & BREAKFAST

- Boomtown Coffee
- EQ Heights
- Melange Creperie
- Tenfold Coffee Company
- Snooze, an A.M. Eatery

BARS & LOUNGES

- Lei Low
- Heights Drive Inn
- Cedar Creek Bar & Grill
- Heights Bier Garten
- Postino Heights
- The Ready Room



please come again!

THANK YOU!

We hope this guide has been helpful to you, and
we hope you will stay with us again!