

Heights House Main Suite

# HOME GUIDE



## HELLO!!

Welcome to the historic Heights Hideaway Main 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!

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*general information*

# OVERVIEW

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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.



*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

Load dishwasher and run it before you leave (if time permits).

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

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Explores each area of the house and highlights key features

## LIVING ROOM

The living room is outfitted with a plush sectional and an elegant coffee table. You'll find a small shoe rack at the entrance as well as a luggage rack. The sofa is a sleeper that converts into a full-size bed, and the accompanying linens can be found in the bottom drawer of the wardrobe.

The space features a 65" Frame Smart TV and a Marshall bluetooth speaker atop a modern bookcase. The TV functions as artwork when you're not using it for viewing.

## 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 and a quaint wardrobe just ahead to hang your clothes.

Across from the bed, there is a dining table that doubles as an eating space and a workspace.

## 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 holds hand soap, a toothbrush holder, various hygiene products, a hair dryer, and two sets of towels. You will find a small waste basket, toilet bowl brush, and plunger next to the toilet, as well as extra tissue rolls on the tissue stand.





## KITCHEN

The kitchen is equipped with a full refrigerator, microwave, two-burner cooktop, and dishwasher. Its large porcelain sink and touchless faucet make clean up a breeze. Within the cabinets, you'll find cooking utensils, pots and pans, place settings for four, water and wine glasses, and other cooking essentials. The kitchen trashcan, dish drainer, drying mat, and dish washing pods can be found under the sink.

The rolling bar cart holds the Keurig, coffee pods, and all your coffee fixins. If you need a little extra counter space, just move the Keurig and its accompaniments and then expand the bar cart's top.

## 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 view and the calm of the neighborhood from the comfort of your hammock swing chair or side chair.

# SPACES



*a guide for*

# APPLIANCES

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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.

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 water 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 a minute to get warmed up.

## COOKTOP

The Empava Radiant Electric Cooktop features a ceramic smooth glass surface and two heating elements that are compatible with stainless steel, aluminum, ceramic, copper and cast-iron cookware.

1. To get started, make sure the digital controls are clean and unobstructed.
2. Press and Hold the ON/OFF button until it beeps to turn the unit on.
3. Select the burner(s) you'd like to cook on and add your cookware.
4. Press the "+" or "-" to adjust the heat setting.
5. To turn the stove off, simply Press and Hold the ON/OFF button or reduce the Heat setting to "O". An "H" will remain on the display as an indication that the cooktop is still hot. It will go off once the surface is no longer hot.

## DISHWASHER

LG's QuadWash Dishwasher spray arms clean from multiple angles to get dishes clean the first time without extra rinsing or scrubbing.

1. Load your dishes and add the detergent to the appropriate area.
2. Close the dishwasher.
3. Press the "Power" button to turn the unit on.
4. Select your desired cleaning cycle and drying options.
  - a. We recommend washing on the "Normal" cycle as it automatically includes a drying cycle.
5. Press the "Start" button to begin the cycle.

## KITCHEN FAUCET

The Sadira Touchless Kitchen Faucet with TurboSpray features a battery-powered sensor for hands-free operation and a high-arc spout that allows you to maximize sink space. If you have turned the water on and it is not flowing, it's likely that the sensor is disengaged. Simply do the following:

1. Turn the handle away from the faucet to the full "on" position.
2. Turn the water on by activating the sensor on the opposite side of the faucet by waving your hand within 2 inches of the sensor.
3. Move handle towards and/or away from you to switch from cold to hot water.
4. Turn the water off by either waving your hand next to the sensor or pushing the lever to the "off" position.

(Note: the sensor is on the opposite side of the lever and will only work when the handle is in the "on" position.)

## MARSHALL SPEAKER

# 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.

## TELEVISION

The Samsung Frame TV is a work of art. Display your favorite art while the TV is off, while enjoying a high-quality picture as you watch your favorite shows. To turn the display off entirely, simply hold the power button for 3 seconds.

*local attractions*

# THINGS TO DO

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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!**

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