



The Zen Oasis Home Guide

1210 MARCONI STREET
HOUSTON, TX 77019

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OVERVIEW

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

ABOUT THE PROPERTY

Enjoy a relaxing getaway in this peaceful "oasis" right in the heart of the city! This suite is the ground floor of our three-story townhome and is 700 sq. ft. It has a private entrance and comes with exclusive access to the heated pool and patio.

This one-bedroom suite can easily accommodate four people and is equipped with all the necessary conveniences to make your stay both comfortable and hassle-free.

WIFI INFORMATION

Network: Zen Oasis
Password: Oasis1210

The Suite is located in the Montrose area and is less than one mile from several great, bars, restaurants and a vibrant nightlife. If you're looking for a good time nearby, check out Fairview St and Westheimer--both known for their eclectic shops and entertainment.

The Suite is centrally-located, so you will be close to any activity Houston has to offer. The Zen Oasis is only minutes from Downtown, the Allen Parkway trails, River Oaks Shopping Center, Memorial Park, the Museum District and Hermann Park. You can also access either Houston airport (Hobby or Bush International) within 20-25 minutes.



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 speakers outdoors**

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 two parking spaces in front of the home in the driveway. We encourage you to park here.

There is also open street parking in our neighborhood. Just be sure to park on the correct side of the street, facing the right direction, and do not block driveways, fire hydrants, or sidewalks to avoid ticketing or towing.

TRASH & RECYCLING

There are extra trash bags in the bottom of all Suite trashcans, and there is a small blue recycle bin for all your recyclables.

You are not required to remove trash from the Suite, but if you do, please place it in the black bin alongside the driveway. Recycling goes in the green bin. Do not leave trash outside.

TEMPERATURE / THERMOSTAT

The Suite temperature is set between 70-74 degrees. Text us if you would like the thermostat adjusted. There are fans and a space heater in the Suite for your convenience. Note: If you move the space heater to the living room/dining space, make sure that it is not running at the same time as the microwave/Keurig; this will trip the circuit and you will lose power.

POOL/YARD MAINTENANCE

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

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...

- 01 Place all used towels in the bathtub. Do not strip beds.
- 02 Return all furniture back to its original position.
- 03 Place gate keys on the white desk before you leave and close gate.
- 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 & DINING AREA

The living room is outfitted with a plush, leather sectional and an cozy ottoman that doubles as a coffee table. The space features a 60" TV with an Apple TV where you can log into all your favorite subscriptions to access your favorite shows.

The dining area is equipped with a dining table that comfortably seats four, a mini refrigerator, microwave, and a Keurig. Nearby, you'll find a small desk and side table with a coffee station, coffee mugs, water, and wine glasses. There is a recycle bin and a trashcan with extra trash bags at the bottom.

BATHROOM

The bathroom has a full tub and shower, equipped with a detachable showerhead sprayer. You'll find body wash, shampoo, and conditioner in a stylish in-shower dispenser.

The vanity holds hand soap, a toothbrush holder and the adjacent stand holds various hygiene products, a hair dryer, and extra rolls of tissue. You'll also find a full set of towels on the towel rack.

BEDROOM

The bedroom area features a comfy king-size bed with with hotel grade linens. You'll find a stylish side table next to the bed for your knick knacks along with a touch-tap lamp.

Just in ahead of the bed, you'll find a luggage rack, a space heater/fan, and a full dresser to store your clothes and other belongings. There is also a large walk-in closet just outside of the bedroom.

CLOSETS

The Suite has a large walk-in closet with an ample amount of hangers. It also contains a standing fan, broom and dust pan, iron, ironing board, and air mattress and pump.

The small hallway closet contains pool towels, a first-aid kit, various beauty products, and a few miscellaneous cleaning supplies you are welcome to use during your stay.



POOL & PATIO

The pool and patio space is the reason we call this place the "Zen Oasis". The patio is outfitted with an outdoor ceiling fan, a retractable shade awning, and a cozy patio set as well as a dining set. Two reclining lounge chairs flank each side of the pool and are the ideal location to take in the waterfall.

The pool is available year-round and is 3ft at its most shallow point and 5ft at its deepest point. The pool can be heated, and we keep the pool temperature in the mid-80s. We can make it warmer upon request. Please note that the pool heats at about 2-3 degrees per hour, so give us a heads up if you'd like the pool heated at a certain time during your stay.

The pool lights and waterfall are on timers. The waterfall is generally running from 8:30am - 11:30am and 2:00pm - 10:00pm. We are happy to adjust this schedule during your stay for any reason. Just let us know if you would like these features available/unavailable at any time. Note that some features may be unavailable in inclement weather.

POOL RULES

We want to make sure that you have a nice time, so these rules help to ensure your safety and to maintain the serenity of the space.

- ⊗ No glass
- ⊗ No speakers outdoors
- ⊗ No loud talking or music
- ⊗ No nudity or obscene behavior
- ⊗ No standing/sitting on waterfall
- ⊗ No running, jumping, diving, or sitting/standing on waterfall
- ⊗ No children permitted to use the pool without an adult present.



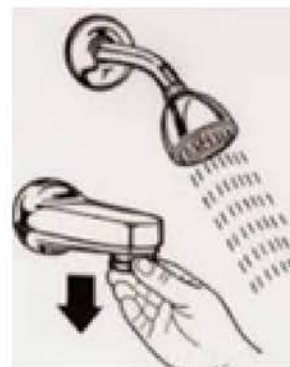
a guide for

APPLIANCES

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

SHOWER

The shower can be a bit tricky, but not to worry, it's super simple! To turn the shower on, turn the handle to the desired temperature and then pull the silver ring on the faucet downward. Please refer to this picture.



KEURIG COFFEEMAKER

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.

TELEVISION

The Suite has Apple TV with a plethora of streaming services available. You are welcome to log-in to any of your favorites. The TV is controlled by the small black Apple TV remote.

The TV backlight is controlled by the white remote and can turn several colors. To turn the lights off/on, simply point the white remote at the side/back of the TV and make your selection. (You will need to stand next to the TV to do this.)

PATIO LIGHTS

There is a string of outdoor lights that lights the patio and pathway along the side of the house. To turn these lights on/off, press the tiny rubber button on the black box hanging from the outlet next to the patio door. Refer to these pictures.



local attractions

THINGS TO DO

Check out what the neighborhood has to offer!

LOCAL THINGS TO DO

SIGHTSEEING & ATTRACTIONS

Celebrate art, culture, food and nightlife at the eccentric Montrose neighborhood just west of downtown Houston. Here you'll find anything from neon-lit tattoo parlors to world-class art galleries.

Known as Houston's most walkable neighborhood, grab a coffee at a local café and spend a day shopping for antiques or a one-of-a-kind treasure at the many thrift shops along Westheimer Road. Enjoy craft cocktails at a one of the happening bars or nearby hotels.

Developed in 1911, this four-square-mile area is a pocket of eccentricity and diversity in the heart of the city that never ceases to entertain.

Here are few neighborhood attractions:

- The Menil Collection
- Rothko Chapel
- Buffalo Bayou Park
- Leopard Lounge
- Space Montrose
- Eleanor Tinsley Park
- Memorial Park
- Houston Arboretum Nature Center
- Toyota Center / Minute Maid Park
- House of Blues

GETTING AROUND

Montrose 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.



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:

BREAKFAST

- Snooze, an AM Eatery (1.2 mi)
- CoCo's Crepes (1.2 mi)
- Harry's (1.3 mi)
- Empire Cafe (1.5 mi)
- Brasil (1.5 mi)
- The Breakfast Klub (1.9 mi)
- Black Walnut Cafe (2.3 mi)

COFFEE

- Canary Coffee House (0.4 mi)
- Blacksmith (0.9 mi)
- Mercantile (1.1 mi)
- Siphon Coffee (1.3 mi)
- Common Bond (1.4 mi)
- Agora (1.5 mi)

LUNCH & CASUAL DINNER

- Pink's Pizza (0.4 mi)
- Cooking Girl (0.3 mi)
- Barnaby's (0.5 mi)
- Niko Niko's (0.9 mi)
- Brookstreet BBQ (0.9 mi)
- The Burger Joint (1 mi)
- Torchy's (1.3 mi)
- Cyclone Anaya's (1.4 mi)
- Gyu-Kaku Japanese BBQ (1.5 mi)
- Turkey Leg Hut (2.9 mi)
- POST Houston (3 mi)



NICE DINNER / DATE NIGHT

- Bludorn (0.6 mi)
- Uchi (0.9 mi)
- Oporto (1 mi)
- Hugo's (1.3 mi)
- Rosie Cannonball (1.6 mi)
- Brenner's on the Bayou (2.6 mi)
- La Lucha (4.2 mi)
- Le Colonial Houston (4.6 mi)

BARS & LOUNGES

- Hamburger Mary's (0.7 mi)
- Postino (0.8 mi)
- The Flat (0.9 mi)
- Boheme (1 mi)
- Present Company (1.1 mi)
- Avant Garden (1.2 mi)
- La Grange (1.3 mi)
- Pour Behavior (1.5 mi)
- Holman Draft Hall (1.7 mi)
- Axelrad Beer Garden (2.5 mi)
- Miss Carousel (2.9 mi)
- Chapman & Kirby (2.9 mi)

SWEETS & DESSERTS

- Voodoo Doughnut (1.0 mi)
- SweetCup Gelato & Sorbet (1.4 mi)
- Milk + Sugar (1.7 mi)
- The Chocolate Bar (1.9 mi)

LATE NIGHT EATS

- Midtown Bar & Grill (0.6 mi)
- Rudyards (0.8 mi)
- Katz's (1 mi)
- BB's Tex-Orleans (1 mi)
- The Burget Joint (1 mi)
- Love Buzz (1.1 mi)
- Pistolero's (1.6 mi)



please come again!

THANK YOU!

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