

welcome

to Casa Mimosa 1



Thank you for choosing to stay at Casa Mimosa. We are so glad you have decided to book with us and we want to make sure you have a 5-Star stay.

We have provided basic amenities including fresh towels, bathroom supplies, laundry supplies, coffee supplies and spices. . If you need to do any laundry you have full access to our washer and dryer.

LOCATION



41 Pelayo Ave.
Santa Rosa Beach, FL
32459



OF GUESTS
UP to 10



BEDROOMS
Three



BATHROOMS
Three



3 Parking Spaces

about us

hello!

Thank you for choosing Casa Mimosa . We purchased this new home in March of 2020.

Your hosts are Bill Benton and Penny Leavy. Bill has spent 18 years coming down to the 30A area with this kids. He fell in love with the area on his first visit and he introduced me to the area in 2020.

We have several vacation homes across the country. Please check out casamimosa30a.com to learn more. Bill is a successful builder out of Tulsa and I was in the Cyber Security space for 25 years on the West Coast.

We hope you enjoy your stay. We appreciate any feedback on your experience, and ways to improve our offerings.

The 30A area has so much to offer, we hope you are able to enjoy the beaches, parks, quaint towns and fantastic seafood while you are here. Enjoy!

Penny and Bill

contact info

PHONE

Booking 918-688-2847

Customer Service 918-688-2847

emergency info

HOSPITAL

Ascension Sacred
Heart 7800 US 98
Miramar Beach, FL
32550
850-278-3000

POLICE STATION

850-892-8186 Sheriff's

CHECK-IN

Check in time is any time after 4pm. Please message or communicate with us if you are going to arrive earlier. We *may* be able to accommodate you.

Please use the check-in guide provided to you at your Airbnb or VRBO Inbox for a more in-depth guide. For security reasons, some information can only be shared at airbnb inboxes to the confirmed guest.

PARKING

Three parking spots are available in front of the house. Do not park on the street,

HOUSE ACCESS

A code has been sent to your email. In case of an emergency, there are keys in a lock box near the front door. Call Bill me and we will give you the code.

CHECK-OUT

Check out is prior to 10am. We do our best to try to accommodate late check-outs, so please get in touch with us if you need to check out later than 10am. Please understand that a late checkout in summer is rare.

- Empty the refrigerator
- Take out the trash
- Lock the door



guidelines

Heat and AC

Santa Rosa Beach weather varies depending on time of year. Please follow these guidelines

- Thermostat is on the wall
- Box fans are provided in each bedroom
- Please turn and keep heat at 65 and AC at 70. If colder than 70, the system freezes

washer & dryer

Laundry detergent is provided. Please note that the washer does get out of balance if too many items are loaded

- Do not mix towels and sheets
- ONLY use HE detergent

bbq

BBQ is located on the front deck. It runs on propane. We try to ensure the tanks are full. Please make sure you turn off propane when not in use.

television

Hulu is provided. All TV's are streaming TV's so feel free to add other apps. If the TV is not "on line" you will not be able to access any app. On the TV clicker there is a settings button/wireless connection is where you want to go to reconnect. CASA is the network. There are 2 remotes. Please refer to back of remote for instructions. The larger remote is for cable only.



safety
first

SAFETY GUIDELINES

CLOSEST Urgent Care is DOC Smiley's 850-231-1919

Fire extinguisher under the kitchen sink

Electric panel in closet in downstairs hallway

Water heater is in room off 1/2 bath

AV/Heater is in closet right before the kitchen entrance

guidelines

Pool

The pool is checked and cleaned twice weekly in the summer, and once per week other times of the year. Please exercise caution when in and around the pool. No Glass around the pool. Dogs are never allowed in the pool, as their hair will damage the filter. Please always make sure the outside gate to the pool area is always latched and shut completely, the backdoor entrance to the pool is shut and the door alarm is activated. The alarm can be shut off by pressing the button on the front of the alarm, or by remote hanging next to the door. You can prevent it from sounding by pressing the button before the door is opened from either inside or outside. If children are present, please make sure they are always supervised.

Pool Alarm

Please DO NOT DISABLE THE POOL ALARM! Yes, it is annoying, but it is required by Florida Law. It could endanger a child if it is not operational. Adults can push the button when entering or exiting through the back door to prevent the alarm from sounding.

Disposal and Septic

There is no disposal in the kitchen. We are on a septic system. Please do not flush feminine products down the toilet.

Sleeper Sofa

Sheets, pillows and blankets for the sofa bed are kept in the round silver table in the LR. Please be sure to remove the sheets before check-out.

Beach Gear

You will find 6 chairs, sun shade, and wagon in the shed to the right of the house. Lock is 041. Please rinse off all the shade, chairs and wagons after use. 8 beach towels are provided.



**enjoy &
relax with
comfort**

Getting around the house

The house is centrally located near 30A, and has easy access to The HUB, Seaside, restaurants and shops. TRASH day is Monday and Thursday Mornings~ Please put bins out the night before.

SOME RULES TO OBSERVE

- No parties, events or large gatherings.
- No smoking or vaping in the house.
- If you have a pet, please ensure they are on the bottom floor ONLY.
- Please put out all trash in TRASH CANS! There is NO recycling.
- No pets, unless approved PRIOR to reservation.
- Lights and Heating/AC are to be turned down/up when you check-out



Nearby Necessities

Stores and services you may need are very close. Please don't hesitate to text us if you are in need of a particular service not listed.

Closest Grocery Stores

PUBLIX- 2038 US 98 Santa Rosa Beach

PUBLIX - Watercolor Crossings: 110
Watercolor Way, Santa Rosa Beach

Buddy's Seafood Market 5231 E County
Hwy 30A, Santa Rosa Beach

Closest Vets

Animal Hospital- 3906 US Hwy 98 Suite 23
SRB, FL 850-267-0340
Kindness Pet Hosp- 6744 W County Hwy
30 SRB 850-267-3955

Closest Propane

Chevron Station Inlet Beach

Closest Banks

Trustmark- 4003 E County Hwy 30
SunTrust- 49 Watercolor Way

Closest Dry Cleaner

HighTech Dry Cleaners and Laundry 88
Watercolor Way



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Urgent Care

Doc Smiley's 43 Cassine way, Ste102 SRB,
FL 850-231-1919

Emerald Coast UC- 13625 US 98 Suite 8-
9850-588-1843

Closest Pharmacy

Publix Pharmacy 850-534-4565 Water
Color Crossings

Closest Liquor Store

Emerald Coast Wine and Liquor -
Watercolor Crossing, next to Publix

VISIT OUR STATE PARKS

DEER LAKE STATE PARK
GRAYTON BEACH STATE PARK



Things to do

Stores and services to enhance your stay.
Please don't hesitate to text us if you are
looking for something not listed

Beach Bon Fires

[Shore Fires 30A](#)

Beach Bon Fires and Chairs

[Fyre Festivity](#)

Boho Beach Bon Fires, Picnics and
Photography

516-680-1023

Fyrefestivity@gmail.com

Seaside Restaurants and Shopping

Rosemary Beach Restaurants and Shopping

The Grand Boulevard Upscale Shopping Restaurants and Cinema

For The Kids

[Rain Forest Golf and Arcade](#)

[Wongo Adventure](#)

[Wonder Works](#)

[Gulf World Marine Park](#)

Dolphin Watching

Choctawhatchee Bay has lots of dolphins. Grab a chair
and enjoy! We suggest The Bay, North Beach Tortilla
Company or Farm & Fire



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PADDLE BOARD

Paddle board on a coastal dune lake. Lots of rental places up and down 30A

VISIT THE TRUMAN HOUSE

The Truman Show, with Jim Carey, was filmed in Seaside. The house is located at 31 Natchez Street.

EXPERIENCE THE SUNSET BELL

At Bud and Alley's. Enjoy the view and a drink.

THE HUB

A must for families with kids. The HUB offers dining, shopping, live music and 25 foot jumbotron.

getting around

UBER or Lyft

I've never had a problem getting a ride, but given all the things you can see on 30A I would suggest renting a car and a golf cart.

Golf Cart

Best way to get around. Please note you will be ticketed in Alys Beach and Rosemary. You need permits. Other towns offer parking. We offer a street legal cart that seats 6, with stereo and blue tooth, for a fee.

Car Rental Companies

ECP offers several companies and we have also had luck with Turo

BIKE RENTALS

We suggest Butterfly Bike and Kayak: 850.231.2826



food & drinks

Old Florida Fish House

*33 Herson's Watch Way
850-534-3045*

Seafood, Sushi, Live Music, outdoor seating, super close

Cafe 30A: Fine Dining

*3899 E County Hwy 30A
850-231-2166*

Prefer to eat at bar, try the grits and frilled quail, or crab cakes. On Tuesday's and Thursday's they have \$6 martinis

Red Bar

*70 Hotz Ave Grayton Beach
850-231-1008*

Amazing for lunch and drinks. Funky atmosphere,

Amigo's 30A Mexican Kitchen

*12805 Hwy 98 E Suite R 101
850-909-0444*

Great margaritas, chips, queso, and food. Kid friendly but also great to watch football at.

Surfing Deer: Fine Dining

*2743 E County Hwy 30A
850-213-4200*

Fancier, great bar, good food, not ideal for children

Goat Feathers

Multiple Locations

Seafood market that will also cook your fish the way you want it. Great for lunch and dinner Not much atmosphere but great food



food & drinks

The Hub

*7000 E County Hwy 30A
850-213-3884*

Freat for family. Kid friendly. Multiple restaurants, live music

Steamboat Grill

*4935 E County Hwy 30A
850-213-3167*

Super Close. Pub Food. Great for a quick easy meal

The Wine Bar

*Casual Fine Dining
1735 E. County HWY 30A
Santa Rosa Beach
850-231-1323*

Beachy Bean Coffee

*5221 E County Hwy 30A
850-213-0523*

Same area as Old Florida Fish House, great for a small quick breakfast. Our favorite for coffee. terrific wine bar w/ music @ night.

Kahve and Cream

*5311 E County Hwy 30
850-231-2929*

Ice Cream and donuts, need I say more

Bruno's Pizza

*6652 E County Hwy 30A
850-231-1699*

Voted 30A best pizza for 30 years. Live music, pizza bar, beer, wine and cocktails.

Aja 30A

*12805 U.S. 98 East, T-101
Inlet Beach, FL 32461
(850) 493-6437
Elevated Asian*



Dog Policy



1. Our dog-friendly property allows up to two dogs, with consent of the property owner at booking. **No other animals are permitted.**
2. A non-refundable dog fee of \$225.00 Per Dog (plus sales tax) is required.
3. Property owner takes no responsibility for renters' dog. Named guest and dog owner are responsible for any and all damages caused by dog. The costs of any damages caused by dog(s) will be charged against the Damage Deposit. Guest is responsible for any cost in excess of the Damage Deposit.
4. Excessive dog hair, waste stains, debris/waste left on property and violation of any of the standards listed here are subject to damage charges.
5. Dogs are not permitted on the beach per Walton County regulations. Exception: dogs owned by Walton county real property owners or permanent year-round residents who have obtained a permit from The Walton County Tax Collector.
6. Dogs are not permitted in the pool.
7. Dogs must be on a leash when outside.
8. Dog owners are responsible for prompt removal of their dogs' debris/waste and are subject to county and home fines if not removed.
9. Dog owner affirms that dog is in good health and does not represent a health hazard to anyone. Dogs must be current on all vaccinations and currently treated for flea and tick prevention and will be current in their vaccinations and treatment at time of check-in. Vaccination paperwork or tags may be requested at check-in.
10. Your dogs must be housebroken.
11. Keep dogs off the furniture and bedding at all times. (We do have towels, blankets and dog bed.)
12. No personal dog beds or other such items will be put in washer or dryer.
13. Guest must be present to secure dogs if property owner needs access for maintenance or other purposes.

