

# WELCOME



## OVERVIEW

- pool & patio
- king palm room
- caribbean queen room
- twin finz room
- living room
- kitchen & dining
- florida room
- dock & waterway
- family friendly



## EXTRAS

- amenities

## LOCATION & MAPS

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*Waterfront PSL*

..... Port St. Lucie, Florida • [www.waterfrontpsl.com](http://www.waterfrontpsl.com)

# OVERVIEW



This 3-bedroom, 2-bath vacation home is centrally located in a Port St. Lucie waterfront neighborhood established in the early 1970s. The private 40 ft. dock (with water & electric) on a deep-water, ocean access canal is perfect for boaters. The 33 ft RV pad may be used to park a mid-size boat trailer or RV. You won't need a boat, however, to enjoy the scenic & relaxing waterfront location.

You'll find the home to be both immaculate and beautifully furnished. An extensive remodeling project (not hurricane related) was completed in January 2006. In the details provided in this home, you'll know that your vacation enjoyment has been our priority. With 3 very comfortable bedrooms, your own private pool and hot tub, a fully furnished kitchen, and much more, you'll have many extra amenities that you won't find in a hotel.

In a quiet residential area of single-family homes, this 1,800 sq ft home is ideally suited for a family or small group. It's a perfect choice for your winter retreat or your vacation destination any time of year.

## SLEEPS 6 - 8

- king bed
- queen bed
- 2 twin beds (with converter to king width)
- queen sleeper sofa

## POOL & PATIO

The large screened enclosure overlooking the waterway is ideal for outdoor living.

### Features:

- 16 ft x 24 ft heated swimming pool with programmable electric heat pump
- hot tub
- 2 dining tables with seating for up to 10
- poolside lounge chairs
- gas grill



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# OVERVIEW



## KING PALM ROOM

Sink into the pillow-top luxury of the king-size Simmons Beautyrest® mattress. Enjoy your favorite program on the 20" LCD TV/DVD/VCR.

Gleaming Italian mica furniture is accented with tropical bedding by Thomasville. This bedroom features an adjoining bath with a walk-in shower.



## CARIBBEAN QUEEN ROOM

A comfortable chair and ottoman provide you with a retreat for reading or watching the 20" LCD TV/DVD/VCR.

With a mix of antique mahogany, tropical wicker, and bronze accents, this room is reminiscent of a bygone Caribbean era.



## TWIN FINZ ROOM

*I may be getting older but I refuse to grow up!*

From the pinwheel ceiling fan to the purple shag rug, this room is all about fun! You can't help but smile when you walk through the door.

Kids of all ages will enjoy this bright, whimsical room and the luxurious Simmons Beautyrest® mattresses.

With a Twin Doubler™, the 2 twin beds are easily converted to a king-width bed complete with king-size linens, mattress pad, and comforter.



Complete with an LCD TV/DVD/VCR.

## HALL BATH

With a tropical flair, this bright bathroom is shared by guests in the Caribbean Queen and Twin Finz rooms.



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# OVERVIEW



## LIVING ROOM

An oversized La-Z-Boy recliner and the sectional sofa offer plenty of room for viewing the 27" TV/DVD/VCR or simply watching the flames of the gas-log fireplace.



## KITCHEN & DINING

With a Solatube® skylight and a large pass-through window to the Florida Room, the Kitchen is bright and open to other areas of the home.

The well appointed Kitchen is furnished with all of the supplies that you'll need for dining at home. Numerous small appliances are provided for your convenience. For a complete list, see the *extras* page.



The Kitchen features a breakfast bar with 2 bar stools. For a more formal setting, you'll enjoy the dining area with elegant, upholstered chairs.

## FLORIDA ROOM

Within view of the St. Lucie River, the 40 ft. x 12 ft. Florida Room has a panoramic view of the waterway. French doors open to the pool and patio. A seating area with sofa, loveseat, & recliner includes a 32" TV with stereo receiver and 5-CD/DVD changer.

Dining in the Florida Room includes both a high-top table (for 4) and a dining table (for 6).



The desk provides a convenient location for connecting your computer to the high-speed DSL modem.



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# OVERVIEW



## DOCK & WATERWAY

The house is on an ocean access canal that leads directly into the North Fork of the St. Lucie River. Much of the area along the North Fork is designated as a natural preserve and, therefore, home to many species of Florida wildlife. Since the house is close to the river and the nearby preserve areas (the 4th house in), it's a nice location for observing a number of Florida birds.

Move freely between the dual screen enclosures. The hot tub is located in the center between the swimming pool (left side of photo) and the outdoor dining area (right side of photo). The 2 areas are completely open to each other with a 12ft. wide opening.

The private dock is complete with water and electricity. With a deep-water canal, a 40ft boat can be easily accommodated. A public boat launching ramp is only 1 mile away.

You don't need a boat, however, to enjoy the dock. For most, it's just a great place to sit, soak up some Florida sun, and watch the fish jump!



## FAMILY FRIENDLY

While there is no substitute for proper adult supervision, various features have been provided as additional safety measures:

### Pool Fence

Life Saver Pool Fence is a removable mesh fence

### Handrail

Dual-height handrail along the steps to the dock is useful for both children and adults

If guests include small children, you may find the following items an added convenience:

### Highchair

Fischer-Price with adjustable heights & reclining positions

### Pack 'n Play

Folding, mesh-sided for children less than 30 lbs

### Children's Picnic Table

Lightweight table can be used indoors or out and is suitable for 2 small children



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# EXTRAS



## RV Pad

A 33 ft. gravel pad can accommodate most boat trailers or a mid-size RV.

## Laundry

An indoor laundry room features a full-size washer & dryer.

## Entry Lanai

This comfortably furnished, screened room is a relaxing place for reading the morning paper or simply watching the palm trees gracefully swaying in the breeze. Although smoking is not allowed inside the house, wind-proof ashtrays are provided in the screened outdoor rooms for you or your guests who smoke.



# AMENITIES

## Many Upgrades & Extras!

- Central heat and air conditioning
- Porcelain tile floors
- 3 Solatube® sky lights
- 2 Recliners
- Ceiling Fans
- Gas Grill
- Local newspaper subscription
- Magazine subscriptions
- Ice Chest/Coolers
- Folding Chairs
- Hair Dryers (in both bathrooms)

## Electronics

- High-speed Internet connection (Bell South DSL)
- Local phone service
- 5 Telephones (Bedrooms, Kitchen, & Florida Room)
- Televisions (Cable TV included)
  - Bedrooms - LCD TV with DVD/VCR
  - Living Room - 27" TV with DVD/VCR
  - Florida Room - 32" TV with DVD + HBO
- Stereo receiver with indoor and outdoor speakers
- 5-carousel CD changer
- Clock radios in all bedrooms
- Monitored Security System (ADT)
- Garage Door Opener

## Linens & Towels

- 2 sets of quality sheets for each bed
- Mattress pads & pillow covers furnished
- Blankets for each bed
- 2 or more bath towels for each guest
- 8 or more beach towels

## Kitchen & Laundry

- Pantry closet
- Utility closet
- Full size Washer & Dryer
- Iron & Ironing Board
- Gas Range
- Large Refrigerator with Ice Maker
- Small Refrigerator for beverages, etc.
- Electric Dish Washer
- Microwave
- Garbage Disposal

## Small Appliances

- Coffee Maker
- Toaster Oven
- Mixer
- Blender
- Can Opener

## Entertainment

If you want a change from the pool, hot tub, sitting on the dock, or watching TV, we've provided various DVDs for your viewing pleasure along with a number of board games. Included are cards, dominoes, Monopoly®, Scrabble®, Sorry®, checkers, chess, etc.

## Other Services Included

- Lawn Maintenance
- Pool Service
- Pest Control

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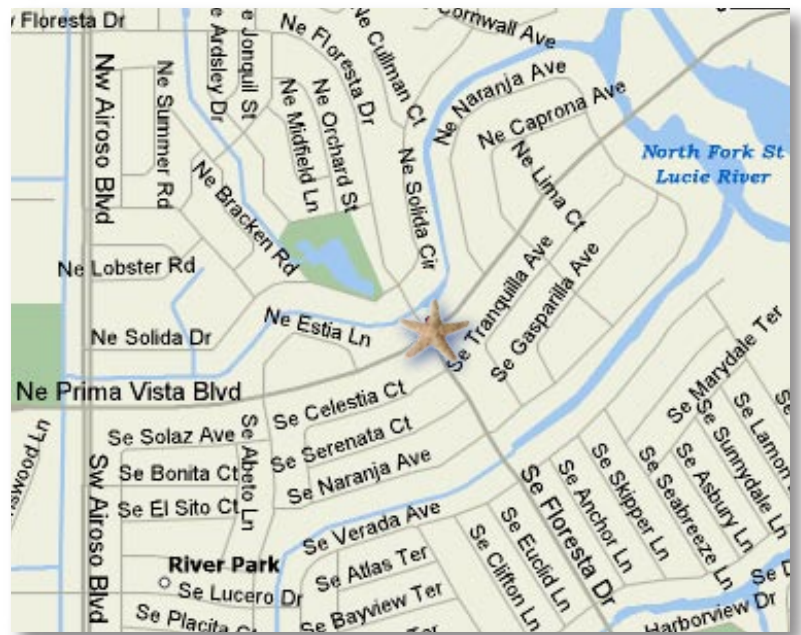
# LOCATION & MAPS

## Area Airports:

West Palm Beach (PBI)	1 hr	52 miles
Melbourne (MLB)	1 hr 15 min	65 miles
Fort Lauderdale (FLL)	1 hr 45 min	100 miles
Orlando (MCO)	2 hr	123 miles



Approximately midway between Fort Pierce and Stuart



Located within 1 mile of the intersection of Floresta Dr. and Prima Vista Blvd.

The close proximity to major Port St Lucie routes provides you with easy access to any destination on the Treasure Coast:

- I-95
- Florida's Turnpike
- US Hwy 1
- St Lucie West Blvd / Prima Vista Blvd
- Floresta Dr
- Port St Lucie Blvd

- 15 minutes (6 miles)
  - PGA Golf Club
  - Tradition Field -
  - Spring training camp of the New York Mets
  - Home of the St. Lucie Mets
- 30 minutes (14 miles) to area beaches via the Ft. Pierce Causeway or the Jensen Beach Causeway
- 30 minutes (12 miles) to Harbortown Marina
- Approximately 45 minutes by boat to St. Lucie Inlet in Stuart

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# ATTRACTIONS



**Baseball** Spring training camp for NY Mets and home of the St. Lucie Mets

**Beaches** 30 minute drive to area beaches on Hutchinson Island / Atlantic Ocean

**Golf** The Treasure Coast features many area golf courses with the PGA Golf Club only 15 minutes away

**Boating & Fishing Marinas** located in both Ft Pierce and Stuart (30 minutes)

**Water Sports** Boat, Canoe, Kayak, & WaveRunner Rentals available at various locations

**Tour Boats** for the Intracoastal Waterway and St. Lucie River

**Parks** Numerous city and county parks with features that include tennis, walking, playgrounds, and picnic facilities

**Superplay USA** St. Lucie West (15 minutes)  
Bowling                      Batting Cages  
Laser Tag                      Miniature Golf  
RJ Gators Restaurant  
Cold Stone Creamery - Ice Cream

**Jai-Alai** (Ft Pierce)

**Shopping Malls & Outlet Mall**

**Movie Theaters**

**Restaurants**

**Universal Studios & Disney World** 2 hour drive



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# RATES & POLICIES



## Rates

Please inquire regarding our current Weekly and Monthly rates.

JAN-FEB-MAR: 3-month minimum  
APR through DEC: 1-week minimum

- + Florida Tax
- + Cleaning Fee
- + Deposit Required

**Check-In: Any time after 3:00PM**

**Check-Out: Any time before 11:00AM**

*(rental week runs Sat to Sat)*

## Smoking

No smoking inside the house  
Smoking is allowed in outdoor areas only

**Pets** No pets are allowed

## Quiet Hours

11:00PM to 7:00AM  
The house is located in a quiet neighborhood of single-family homes.  
We request that outdoor noise be kept to a minimum during "quiet hours."

## Motorcycles

May not be used at this property by any tenant or guest of tenant.

## Occupants

Limited to those specifically designated in rental agreement. *Tenants are not permitted to host house parties.*

## Parking

1 car garage  
2 cars in driveway  
Street parking is not permitted  
Please inquire regarding additional parking accommodations if needed.

## Tenant Housekeeping Responsibilities

You will find the house in good order when you check-in.  
We ask that you maintain the property with care during your stay.  
Tenant has the following responsibilities prior to check-out:  
Launder sheets and towels  
Clean kitchen supplies (dishes, etc.)  
Clean gas grill

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# CONTACT



**For information about:**

*House & Furnishings, Amenities, Rates & Availability*  
please contact the owners Bob & Vicki Voll.  
e-mail: BobVickiVoll@aol.com

**For information about:**

*Rental Policies, Fees or Reservations*  
please contact our rental agent:

**Susan Carlos, General Manager**

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