



Welcome to Modern Lakeview Escape!

Check In: 2:00 pm
Check Out: 11:00 am



Before You Arrive:

- Food Pickup and Deliveries:
 - Groceries – Brookshires in Pittsburg offers curbside pickup. You can build your order online before you arrive, and pick-up groceries on the way. Select Store #46 here: [Brookshire's Curbside Stores | Brookshire's Food & Pharmacy](#). The store is about 10 minutes from the house.
 - Meal Kits – We have had guests use Hello Fresh successfully for meal kit delivery to the house. Considering lead times, suggest ordering before you arrive. Here's the link: [Order Your Delicious Meal Kit | Healthy Meals | HelloFresh](#)
- Watercraft (Boats, Jet Skis) Rentals:
 - **Top Water Boat Rentals – 903-285-1977 (topwaterboatrentallc.com)**
 - **Pontoons and Jet Skis delivered to your dock**
 - **10% discount to guests – just mention 'TLC' at booking**
 - Barefoot Bay Marina – 903-856-3643 (barefootbaymarina.com)
 - Lakeboat Rental – 888-594-6610 (lakeboatrental.com)

During Your Stay:

- **Water** – this home is on well water. All indoor water is filtered (including the fridge) and all filters are changed regularly.
- **Power** – this home is 100% electric. We have installed all LED lighting in this new build house to do our part to be 'green'.
 - The fire table and outdoor grill have their own propane tanks.

- **Kitchen** – you should find everything you need here regarding tableware, appliances, cooking utensils (indoor and outdoor grilling), pots, pans, serving bowls, trays. We also have some basic seasonings, and condiments for your use.
 - Cooking Appliances: Stove, Oven, Microwave, 4 Slice Toaster, Coffee Maker (K-cups), Blender, Rice Cooker, Crock Pot, Air Fryer
 - Please let us know if we missed anything!
- **Bedding & Towels** – you will find plenty of clean extra linens, pillows, blankets, towels in all bedroom closets / dresser drawers.
- **Media & Tech** – There are three Roku TVs (streaming only) in the living room, upstairs guest and downstairs bedrooms - plus blue tooth enabled clock radios with speakers (and two USB ports) in each bedroom.
- **Thermostat** – (Heat and AC) is located in the main entry. Please feel free to adjust to your own preferences.
- **Lake Access / Sundeck / Watercraft Moorage** – just across the street (160 CR 2338) a modern boathouse is dedicated to this house for our guests. Here you have your own boat slip, covered deck, picnic tables, two loungers, swim ladders, kitchen island / bar with stools and fishing platform.

- **Fishing Tips** – we have done great right off the dock. Mostly Bass and Catfish. Crankbait is a favorite for Bass from the dock. Texas Rigs also work well. Catfish are also plentiful, and simply require a treble hook with some chicken liver bait. Add a bobber, and you can just sit back and relax. Of course, the time of year plays a big role in success for both as it is slowest in the winter months. You'll need a boat or kayak and a good depth finder for Crappie fishing, but they are plentiful here too, especially around the bridge piers.

Safety Tips:

- There are smoke and CO2 detectors on both floors
- There is a fire extinguisher in the pantry upstairs, and garage
- Nature / Wildlife: This property is in Sunset Bay, a lakeside neighborhood. So, you're not in the middle of nowhere, but please keep in mind that this is still a remote, wilderness area.
 - Deer, raccoons, foxes, coyotes, hawks, eagles, pelicans, song birds, hummingbirds, woodpeckers, jays, and so much more are regular visitors here.

House Rules:

- Please no smoking nor vaping indoors
- Please no loud music or outdoor sounds after 9:00pm (let's not scare the animals late at night ;)
- Please remove all trash upon departure (there are garbage bags under the sink in the kitchen, use as many as you like).
 - We have weekly trash service – so just toss everything in the large outdoor trash can, and **wheel down to the street before departure** (Monday morning pick-up)
- Pets – we love pets! However, at this property, only small (less than 20 pounds) or service dogs are allowed, and if approved in advance. Pets are not allowed on the furniture – or at least toss a blanket first (especially the leather sofa).
- This home is on a septic system. Please do not flush wipes or anything other than the paper provided in the bathrooms.
- Please place all used bedding, towels, etc. in the laundry area before departure (we'll take care of it from there)
- Please reattach outdoor covers (BBQ grill and fire table)
- Please place any dirty dishes in the dishwasher and start the machine before departure (we'll put them away)

Local Services, Activities:

- Downtown Pittsburg – groceries (Brookshires), dining, antiques, hardware (B&S True Value), library, churches, historic sites, etc.
- Hospital – UT Health, Pittsburg (2701 US HWY 271N)
- Lake Bob Sandlin State Park – 3.3 miles of hiking / biking trails, picnic areas, swimming area, fishing pier, kayak rentals
- Barefoot Bay Marina – recreational equipment rentals, fishing gear, seasonal live music, marina, gas, propane, firewood
- Efurd Orchards – fresh fruit and vegetable stand with lots of homemade specialty goods, plus soft served ice cream blended with a variety of fresh seasonal fruit like peach.
- Wineries:
 - Los Pino's Ranch Vineyards: 658 CR 1334, Pittsburg, TX 75686
 - **Local vineyard, tasting room, outdoor dining, special events**
 - **10% discount to guests – just mention 'TLC' at booking**
 - Zepeda Vineyard & Winery: 2170 CR 4110, Pittsburg, TX 75686
- Mount Pleasant Meat Processing Co. - local, premium grass-fed beef for sale. (1232 Dove Ave., Mount Pleasant, TX 75455)

- Tri-Lakes Veterinarian - traditional vet with exotic animals onsite like zebras, camels, wallaby, that can be seen from the road
(111 FM 21, Mount Pleasant, TX 75455)
- Mount Pleasant offers more shopping and dining options with big box retailers such as Walmart, Home Depot, Tractor Supply

Dining Out, Restaurants (local favorites):







- Pittsburg:
 - **Los Pinos Ranch Vineyards** – local winery with outdoor dining, tasting room, seasonal events.
 - **Herschel's** – The local hot spot, typical American café serving breakfast, lunch and dinner. [Find Us \(herschels.com\)](http://herschels.com)
 - **Pittsburg Hot Links** – great place for lunch, local favorite and 'famous' for their links, traditional Southern Comfort Food.
 - **Daysi's Y Mariscos Taqueria** – authentic Mexican street food in a not too fancy spot, service can be slow, but the food is very authentic. Suggest considering call-in ordering.
 - **Peralta's Italian** - Traditional Italian Food option. Good food, service, and nice sit-down dining ambiance.
 - **IHOP** – brand new location, clean, good service, good place for breakfast or even lunch. Also, can pick up basic supplies, snacks, fuel (adjoining Stacy's convenience store and gas station). Usually open early / late – when most of Pittsburg restaurants are closed.

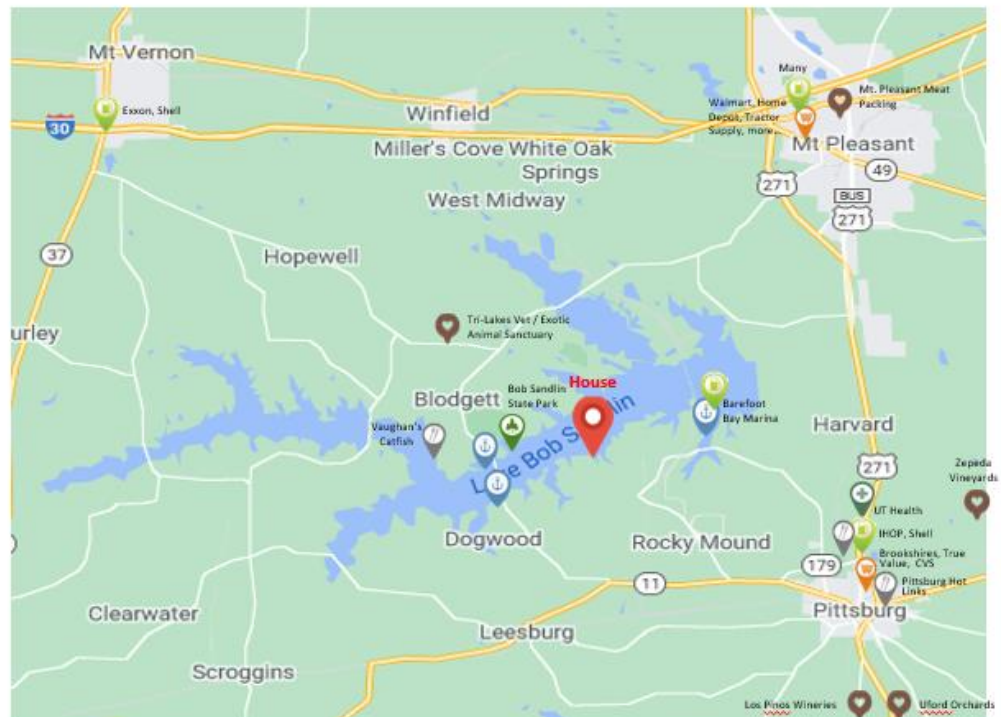
- Mt. Pleasant:

- Much larger variety of the usual fast / casual chains (Panda Express, Chillis, Arby's, Scholtsky's, Braum's, Dairy Queen, WhataBurger, etc.) and many more local dining options.
- A couple favorites (for sit down dining):
 - **Nardello's** – wood-fired pizzas, salads, sandwiches, steaks, craft beers, good wine list, cocktails. [Nardello's \(nardellos.com\)](http://nardellos.com)
 - **Luigi's** – authentic Italian dishes, quiet setting . [Home \(luigifineitalian.com\)](http://luigifineitalian.com)
 - **Laura's Cheesecakes** – craft cheesecakes – best in Texas [Laura's Cheesecakes \(laurascheesecake.com\)](http://laurascheesecake.com)

Getting Around + a few selected Local Favorites

 **House**

-  Groceries, Rx, Hospital
(Brookshires, CVS, UT Health)
-  Dining Out
(Vaughan's, IHOP, Pittsburg Hotlinks)
-  Outdoor Activities
(State Park, Swimming, Trails)
-  Marina, Boat Launches
(Barefoot Bay, public launches)
-  Fuel, Convenience
-  Other Local Favorites



Map is illustrative, not intended to be precise

**Please give us a call if you have any questions or concerns.
We hope to earn a 5-Star review if you feel we deserve it.**

Thank you for staying with us!

Brent & Rosy

