

Welcome To Coastal Dreams at Hidden Dunes



House Guide

About Coastal Dreams at Hidden Dunes

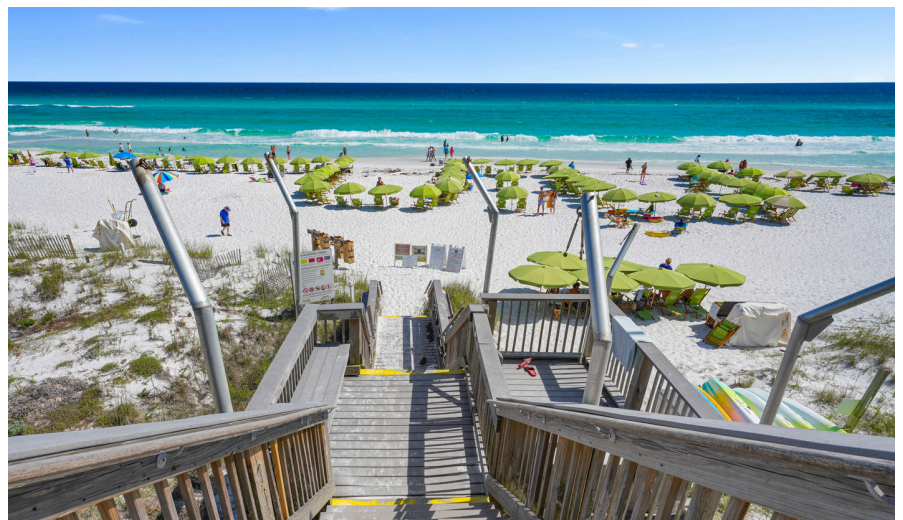
Welcome! Located in Hidden Dunes Beach and Tennis Resort of Miramar Beach, this 3 bedroom and 3 bathroom villa is perfect for families, friend groups, beach lovers, tennis and pickle ball enthusiasts, and many more.



Your villa amenities include 1 covered parking spot, patio with lake views, a large living area equipped with Smart TV, a spacious sectional, wine chiller and coffee bar as well as an ice machine to make your beach day as easy as the walk from your villa.



We hope you enjoy your stay!



Contact Information

*have a question or concern?
here is how you can get in touch!*

Jeff & Geana- Your Hosts

Airbnb Messenger: Reply to your reservation message

VRBO Messenger: Reply to your reservation message

In Case of Emergency Dial 911

Non-Emergency: (954) 764-4357

Walton County Sherriff's Office: (850) 892-8111

Your Location:

9815 US Highway 98 W

Beach Villa 36

Miramar Beach, FL 32550

Hidden Dunes Security:

(850) 654-2641

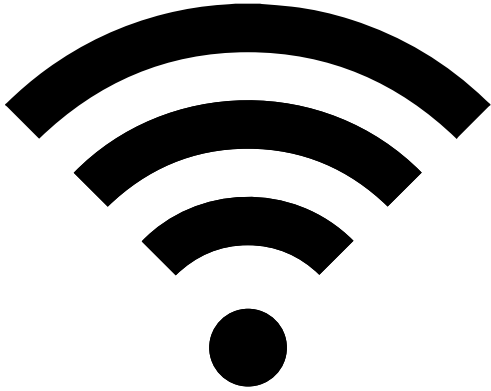
Tennis & Pickleball Pro Shop:

(850) 269-2590

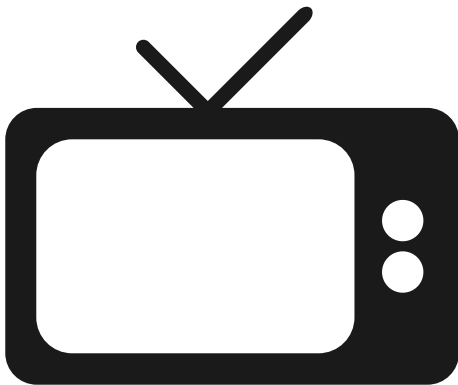
House Rules

- Please be respectful of the property and the neighbors at all times.
- No parties or events. Registered guests only. No additional people will be permitted at the property without prior consent.
- Quiet hours are from 10pm - 10am. This is a quiet, family-friendly neighborhood.
- No pets.
- No Smoking/Vaping on Hidden Dunes property or inside the unit.
- No bait or fresh fish in refrigerators. No fish cleaning on patio or in sinks. Fishing pond is catch and release only!
- Keep all doors closed to prevent bugs from coming in and to conserve energy.
- Follow the trash guidelines provided.
- Rinse beach equipment of sand and salt after each use.
- If you damage something, please let us know so we can arrange for its replacement or repair.
- Use the check-out instructions to prepare for your departure.
- Enjoy your stay!

Wifi & TV



Network Name:
SETUP-EA51
Password:
bagel0701guitar



**Each room is equipped
with its own smart tv &
cable remote.**



Hidden Dunes Beach & Racquet Resort

A Timeless Tradition®

9815 US-98, MIRAMAR BEACH, FL 32550

AMENITIES

- Free Wireless Internet
- Free Parking
- Private Beach Access with Seasonal Beach Service
- Top ranked Tennis & Pickleball Center
- Pro-led Tennis Clinics & Private Lessons
- 5 Championship Rubico Tennis & 5 Pickleball Courts
- 5 Grilling and Picnic Stations
- 2 Community Pools & Hot Tubs
- Fitness Center (Gulfside I guests only)
- Lush Trails & Bubbling Fountains
- Lake & Dock (catch & release only)
- Lighted Basketball Court
- Cornhole and Horseshoe Games
- Children's Playground
- Complimentary Tram Service (seasonal)
- On-site Vacation Rental & Sales Office
- 24-hour Security

MAP KEY

1. Sales/Rental Office
 2. Security (850) 654-2641
 3. Tennis Shop & Courts (850) 269-2590
 4. Path to General Store, Tennis & Pickleball Courts
 5. Mailboxes
 6. Beach Cottage Pool
 7. Children's Playground Cornhole/Horseshoes
 8. Basketball Court
 9. Fountain/Water Feature
 10. Villa Pool (Seasonally heated)
 11. Lake & Pier
 12. Beach Parking
 13. Community Center
 14. Gulfside Condo Pool (Gulfside I guest only)
 15. Beach Services
 16. Beach Boardwalk
 17. Fitness Center (Gulfside I guests only)
- Gas & Charcoal Grills
■ Trash Receptacles



HIDDEN DUNES COMMUNITY ASSOCIATION, INC.

BEACH RULES

NO LIFEGUARDS ON DUTY, SWIM AT YOUR OWN RISK

1. The beach service is provided by an independent contractor from March 1 through November 30 of each year. Hours of operation are 9:00 – 5:30. From Memorial Day through August 15, the hours are extended to 7:00 pm
2. The beach service attendant's decisions regarding safety and weather conditions must be always followed.
3. All set-ups must be contained between the East and West boundaries of the property.
4. If you leave the beach early and do not intend to return, and if you simply do not plan to use your reservation on a given day, please notify the beach service.
5. The designated owner's section is for Hidden Dunes owners of record only, from waterline to dunes. Any guests must be accompanied by the owner.
6. Be considerate of others when placing your beach equipment, playing games, listening to music, etc. Keep listening devices at a reasonable level, consistent with a family-oriented beach experience.
BEACH SERVICE HAS AUTHORITY TO ENFORCE THIS AND ALL RULES.
7. NO UMBRELLAS or personal set-ups are permitted in front of the beach service equipment.
8. Personal umbrellas, tents, chairs, and equipment must be removed from the beach daily.
9. Any items left on the beach or under the boardwalk overnight will be considered abandoned and discarded, according to the Walton County Beach Ordinance.
10. Open-air Tents (canopies) not to exceed 10' x 10' are allowed in the Beach Service's designated tent section only, behind White Diamond setups and between the boardwalks, and subject to space availability. Limit one tent per group. **Tents are not allowed from Memorial Day through August 15 and Labor Day weekend. This does not include infant & toddler canopies / tents.**
11. NO SMOKING / NO VAPING
12. No glassware of any kind is allowed on the beach (Walton County Ordinance).
13. No littering – place all refuse in the provided trash containers.
14. Protective footwear is recommended on all boardwalks and decks.
15. Dogs are not allowed on the beach in Walton County except as registered by a Hidden Dunes owner, permitted by the County, and only within the designated hours established by Walton County.
16. Surf fishing is allowed before 9:00 am and after 6:00 pm only.
17. Bonfires must be contracted and arranged through the beach service.
18. Follow the Beach Warning Flag System.
19. NO foot traffic or play is permitted on any part of the sand dunes.
20. No motorized equipment or craft may be used, launched, or landed on the beach.

A beach cleaning service will periodically clean the beach after 6:00 PM. Please vacate the beach and remove all personal items during the short cleaning process.

PRESERVATION OF THE DUNES – Sand Dune Preservation is a vital and necessary duty of the owners and guests. NO foot traffic or play is permitted on any part of the dune areas. Any alteration of a dune, including but not limited to the removal or damage of the Sea Oats, is a violation of State and Federal regulations. Please report any infractions to security or the beach service manager.

Trash

All trash should be placed in the trash receptacles located on the community map.

Please note all boxes should be broken down and all trash should be in trash bags.

Things To Do In The Area

Shopping

Silver Sands Premium Outlets

www.premiumoutlets.com/outlet/silver-sands

10562 US Highway 98W Miramar Beach, FL 32550

Grand Boulevard at Sandestin

www.grandboulevard.com

585 Grand Boulevard Miramar Beach, FL 32550

Destin Commons

www.destincommons.com

4100 Legendary Drive Destin, FL 32541

Attractions

Rainforest Black Light Golf & Arcade

www.rainforestblacklightgolf.com

11394 US-98 W Unit D Miramar Beach, FL 32550

The Track Family Fun Park

www.funatthetrack.com

1125 Highway 98E Destin, FL 32541

Big Kahuna's Lost Paradise (Water Park)

bigkahunas.com

1007 US Highway 98 East Destin, FL 32541

Restaurants

Lost Pizza Company

www.lostpizza.com/miramar-beach-fl

10859 Emerald Coast Parkway Unit 301 Miramar Beach, FL 32550

ZEN Japanese Grill & Sushi Bistro

www.zenjapanesecuisine.com

11394 US Highway 98 W Ste A, Miramar Beach, FL 32550

Lulu's

www.lulusfunfoodmusic.com

4607 Legendary Marina Drive Destin, FL 32541

AJ's Seafood & Oyster Bar

www.ajsdestin.com

116 Harbor Boulevard Destin, FL 32541

Pompano Joe's

www.pompano-joes.com

2237 Scenic Gulf Highway Miramar Beach, FL 32550

Evie Mae's Pit Barbeque

www.eviemaesfla.com

11610 Emerald Coast Parkway West Miramar Beach, FL 32550

Fudpucker's Beachside Bar & Grill

www.fudpucker.com

20001 Emerald Coast Parkway Destin, FL 32541

Shunk Gulley's Oyster Bar

www.shunkgulley.com

1875 South Highway 393 Santa Rosa Beach, FL 32459

Grocery Stores

Publix

725 Grand Blvd Miramar Beach, FL 32550

Walmart

6712 US 98W Santa Rosa Beach, FL 32459

Winn-Dixie

65 Poinciana Blvd Miramar Beach, FL 32550

Check Out Procedures

- Check out time is 10:00am.
- Put all dirty bath towels, hand towels and wash cloths in a pile in each bathroom.
- Place beach towels in washer and begin load.
- Empty the refrigerator and freezer of any food items.
- Remove all trash from unit. Trash bags are to be placed in metal trash dumpsters on premise.
- Place all dirty dishes in the dishwasher and start the cycle before leaving.
- Rinse all beach equipment of salt and sand and place in exterior storage closet.
- Ensure you have all your personal belongings.
- Ensure all doors and windows are locked after exiting the home.
- If anything was damaged during your stay, please let us know so we can correct it for the next guest.
- Please leave us a review! We hope you had a great experience and look forward to hosting you again soon.

Bunk Bed

SAFETY WARNINGS

DO NOT allow children under 6 years of age on upper bunk

DO NOT allow horseplay on or under bed

NO jumping on beds

NO more than one person on upper bunk

ALWAYS use the steps/ladder for entering and leaving the bunk

Nest Thermostat

- 1. To change the temperature, swipe either up or down on the outside rim of the thermostat on the right side.**
- 2. If the desired temperature requires the system to change from AC to heat or vice versa, tap on the right side rim of the thermostat to bring up several new icons on the screen.**
- 3. Select the icon that looks like a flame that is in the top right, just below the arrow pointing left.**
- 4. Select the desired mode to allow the system to reach the desired preset temperature.**
- 5. If a specific temperature is desired to be held, tap the right side of the rim to bring up the icons and select the clock face icon.**
- 6. Here is where a specific temperature and time frame may be specified and executed.**

LG Washer

- 1. If using single-use detergent packs, add them in the drum prior to loading laundry. If not, skip to step 2.**
- 2. Open the door and load items into the washer**
- 3. Add the proper amount of HE detergent to the detergent dispenser. Bleach or fabric softener may also be added at this time to the appropriate areas of the dispenser drawer.**
- 4. Press the power button to turn the washer on.**
- 5. Turn the cycle selector knob to the desired cycle. The 'Temp' and 'Spin' buttons allow the cycle to be customized, but not all settings are available with each cycle selection.**
- 6. Press the Start/Pause button to begin the cycle.**
- 7. Once the cycle is complete, a melody will sound and the door will unlock.**
- 8. Leave the door ajar to allow the remaining moisture to evaporate in between uses.**

****Please do not leave the washer and dryer running while you are out of the house.**

LG Dryer

- 1. Lift out the lint filter and make sure its clean. Reinstall.**
- 2. Load the dryer with wet laundry.**
- 3. Press the Power button to turn the dryer on.**
- 4. Turn the cycle selector knob to choose the desired cycle. Default settings may be changed at this time, but some might not be available depending on the cycle selected.**
- 5. Press the Start/Pause button to begin the cycle.**
- 6. Once the cycle is complete, a chime will sound.**

****Please do not leave the dryer running while you are out of the house.**

Keurig K-Cafe

Before Using

- 1. Fill the water reservoir to the MAX fill line.**
- 2. Make sure the Frother, Whisk disc, and Lid are present for latte or cappuccino.**
- 3. Turn the Keurig on by pushing the Power button.**

To Make a Hot Latte or Cappuccino

- 1. For a hot latte or cappuccino, add chilled milk to the appropriately marked line in the frother with the whisk disc installed in the bottom.**
- 2. Replace the lid on the frother and place the frother on the frother base.**
- 3. Press either the LATTE or CAPP button depending on the desired drink.**
- 4. Frothing is complete once the frother beeps twice and the LATTE or CAPP light is no longer illuminated.**
- 5. Place a mug on the drip tray and the desired K-Cup pod in the cup holder.**
- 6. Lower the handle and completely close the lid on the K-Cup.**
- 7. Press the LATTE & CAPP button, then press the 'K' button in the middle of the cup size buttons to begin brewing.**
- 8. Once the lights turn off, the brew cycle is complete and the frother contents may be poured into your mug.**
- 9. Clean frother immediately after use.**

To Make a Cold Latte or Cappuccino

- 1. For a hot latte or cappuccino, add chilled milk to the appropriately marked line in the frother with the whisk disc installed in the bottom.**
- 2. Replace the lid on the frother and place the frother on the frother base.**
- 3. Press the COLD button.**
- 4. Frothing is complete once the frother beeps twice and the LATTE or CAPP light is no longer illuminated.**
- 5. Fill a 16oz plastic cup half full with ice.**
- 6. Place the cup on the drip tray and the desired K-Cup pod in the cup holder.**
- 7. Lower the handle and completely close the lid on the K-Cup.**
- 8. Press the LATTE & CAPP button, then press the 'K' button in the middle of the cup size buttons to begin brewing.**
- 9 . Once the lights turn off, the brew cycle is complete and the frother contents may be poured into your mug.**
- 10. Clean frother immediately after use.**


To Make a Single Cup of Coffee


- 1. Place a mug on the drip tray and the desired K-Cup pod in the cup holder.**
 - 2. Lower the handle and completely close the lid on the K-Cup.**
 - 3. Press the COFFEE button, then press one of the four buttons denoting the size of coffee desired.**
- * If a stronger coffee is desired, press the STRONG button instead of the COFFEE button.**
- 4. Then press the 'K' button in the middle of the cup size buttons to begin brewing.**
 - 5. Once the lights turn off, the brew cycle is complete and the frother contents may be poured into your mug.**

How was your stay?

STAR RATING GUIDE

When rating us after your stay, please consider that ratings are totally different than the classic hotel star rating system. To give you a better understanding, we designed the following guide to the rating system. We appreciate you to be aware of the judgement the stars may bear:

 Perfection doesn't exist, but I enjoyed my stay here! Great!

 There were a few hiccups but everything was resolved

 There are several issues that need improvement

 There are major problems with this listing

 This listing should be removed

We always strive to give our guests a five-star experience. Please let us know if you have any issues during your stay and we will do everything in our power to resolve it!

Thank You!