

WELCOME

TO LIL' TIP SEA

The Findley Family

WELCOMES YOU TO 30A!



WELCOME

Thank you for selecting Lil' Tip Sea for your stay. We are thrilled you've chosen to book with us and aim to provide you with a 5-star experience. Our family holds this place dear, as we have been vacationing on 30A for over a decade with friends and family, making it one of our favorite retreats. The weather, people, beaches, and ambiance create an immediate sense of relaxation. It truly is a special place, and everything is just better at the Beach!

Renting out our home in recent years has been a joy. It serves as an ideal base to explore various beach towns. Positioned in the heart of popular beaches, Aly's Beach, Seacrest Beach, and Rosemary Beach are on the left, while Seaside Beach, Watercolor Beach, and Grayton Beach are on the right, surrounded by other charming beach towns. Countless cherished memories are tied to this place, and we are confident you will create your own.

In this guidebook, discover all the essential information about our location and the charming 30A area. From check-in details to the WiFi password, and from top-notch coffee shops to the finest local dining and shopping spots – it's all included. Have a wonderful stay at Lil Tip Sea!

MEET YOUR HOST

Hello! I'm Erin, and my husband is Brandon. We reside in Celina, TX, with our four lovely children and a sweet dog. In October 2020, we acquired our initial rental property in Florida, and since then, we've also invested in two cabins in Broken Bow, OK.

For over 15 years, we've been enjoying vacations in 30A with our friends and family. The cozy and welcoming atmosphere of this place always leaves you yearning for more visits. Brandon and Erin work as loan officers and have been a successful team in the DFW area for over 14 years. We are blessed with two wonderful daughters and two handsome sons whom we are incredibly proud of.

As a tight-knit family, it's common for us to spend Friday or Saturday evenings gathered with our siblings, nieces, nephews, and close friends. Whether we're reminiscing about funny stories from the past or engaging in board games, laughter fills our kitchen. We appreciate you choosing our home for your vacation and hope you and your family create unforgettable memories that will last a lifetime!



The Findley Family



bearskyrentals@gmail.com



Lil' Tip Sea Airbnb



(214) 676-9062



Lil' Tip Sea VRBO

HELPFUL INFORMATION BEFORE YOU ARRIVE....

Things to Bring:

- Personal items – toothbrush/toothpaste, brushes, deodorant, sunscreen, etc.
- Personal electronic chargers – phone chargers, ipad chargers, computer/laptop charges, watch charges.
- Swim suits, jackets/sweaters/sweatshirts for colder seasons, slippers, flip flops, athletic shoes.
- Beach towels, beach toys, umbrellas, wagon, cooler, etc.
- Cooking spices/condiments and whatever you're planning to cook! There is a Publix/Walmart/Target near by that you can get all your food/drinks. They are super busy Saturday afternoons!

Capacity and Pets:

- The Maximum capacity of the cabin is 8. There are 2 King bedrooms and a bunk room with 2 queen/queen bunks
- While we absolutely love pets, Lil Tip Sea is a pet-free home. There will be a violation fee assessed for any pets brought into the house, as we want to ensure an allergy-free home for all of our guests. Thank you for your understanding!

What we provide for your stay:

- Kitchen: Pots, Pans, Tableware and Flatware (plates, bowls, coffee mugs, drinking glasses, wine stem glasses, forks/knives/spoons), Cooking utensils and knives, Baking Pans, Mixing Bowls
- Keurig and regular coffee maker
- Toaster
- Bed linens/Pillows/Blanket & Throws
- Bath & Hand towels
- Bath Soap
- Starter supplies of: paper towel, toilet paper, dish detergent pods, laundry detergent pods, trash bags and coffee
- Washing Machine & Dryer for laundry
- Beach chairs (hopefully have not been broken or lost)



HOUSE RULES

Before you get settled, let me introduce you to some essential house rules at our vacation rental. These guidelines are designed to enhance your comfort during your stay. Please review each rule attentively to prevent any potential harm or deductions from your security deposit.

01

No parties or events allowed

02

No smoking allowed

03

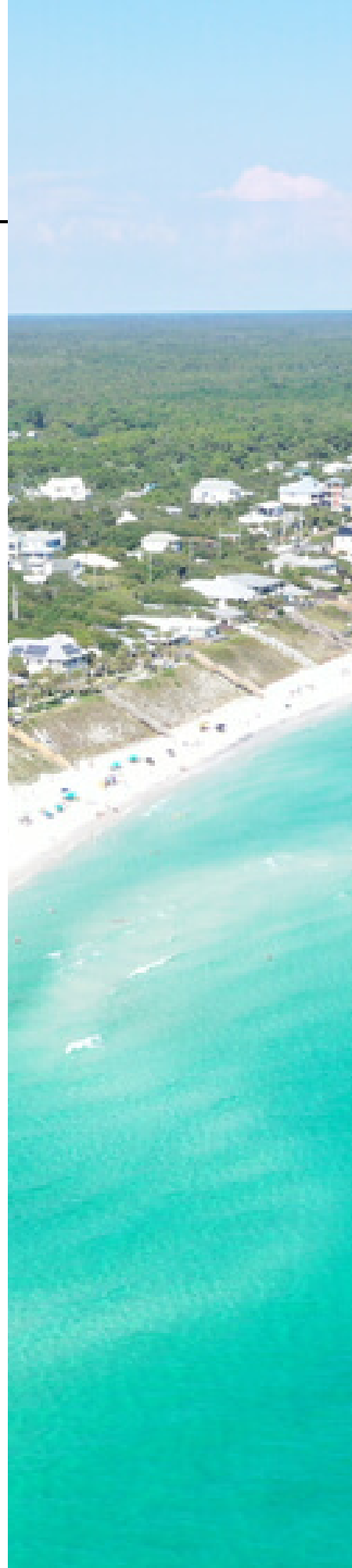
No pets allowed

04

No unregistered guest allowed

05

No parking in the street at anytime.





06

Please respect the noise curfew: 11:00pm - 8:00am

07

Please turn off the AC when you go out. Please use the individual units and not the master unit by the garage door.

08

Please respect check-in and check-out times.

09

Trash days at Tues. and Fri. Please bring in trashcans to the garage on the same day to avoid any fines.

10

Do not rearrange the furniture

11

Please take the trash out before you depart

12

No illegal substances are allowed on the premises



WIFI PASSWORD

The wifi network is: Lil Tip Sea
and the password is: oceanreefa.

WE OFFER THE TOP WIFI
PACKAGE IN THE AREA, BUT
OCCASIONAL CONNECTION
DROPS MAY OCCUR,
ESPECIALLY WHEN MULTIPLE
DEVICES ARE IN USE
SIMULTANEOUSLY.

CHECK-IN & CHECKOUT

Check-in time is at 4:00 pm, and check-out is at 10:00 am. Kindly adhere to these times. Should you require a later check-out, please contact me beforehand to inquire about availability. A \$50 fee is applicable for each additional hour requested.

SECURITY & DAMAGE DEPOSIT

Your deposit will be returned three days after your stay, provided that the following conditions are fulfilled:

- No damage to the home or furniture
(Accidents can occur, so please inform me of any accidental breakages or damages before checking out.)
- Compliance with all house rules
- Adherence to check-in and check-out procedures
- Settlement of any outstanding dues



HOUSE GUIDE

Below are a few helpful tips on how to make your stay more comfortable and enjoyable.

Thermostat

During the summer, aim to keep the thermostat set between 75-78 degrees, and during winter, between 68-70 degrees. Don't forget to adjust the thermostat up or down when you leave home.

Washer and Dyer

Feel free to utilize the washer and dryer, but please avoid overloading them. Remember to shake out all the sand from clothing and towels outside before loading them in.

TV / Netflix

Don't forget to log out of all your streaming devices before you leave.





HOUSE GUIDE

Pool hours and safety

- Pool hours are from 8AM – 9PM
- No Lifeguard on Duty & Children Under 13 Must be Accompanied by an Adult-
- No glass or flotation devices are allowed

Smart Locks

The door will lock automatically upon closing. Don't forget to take your code with you when you depart.

Kitchen Appliances

- Before leaving, ensure all cooking appliances are turned off and unplugged.
- Double-check to see if all lights and electrical devices (such as air conditioning) are switched off before you depart.



GETTING AROUND & PARKING

**40 E Milestone Drive, Unit A
Inlet Beach, Florida**

Transportation

- Rent a Car at the Airport
- Golf Cart
- Uber & Lyft – Not Always Readily Available
- Bikes – Can be Rented at The Big Chill from Salt Air 30A or Frankie's

Grocery Shopping

- Publix at Watersound Origins on US 98 at North Watersound Pkwy, approx 3 miles away
- Publix in Watercolor Crossing on South Co Hwy 395 – 5 miles away
- Recommend going in the evening, as there are longer lines and more traffic during the day
- Have them delivered with Instacart, Shipt

Parking Guidelines

Only park on the driveway of the unit/property you rent. Guest's risk being towed if not on their assigned drive. Parking is available around grassy area at The Big Chill (formerly known as The Hub). Street parking is not allowed in the triplex side.

- Overflow parking is available in Prominence South in the gravel parking spots on Pleasant and Clipper streets. No overnight parking at the pool.
- No Available Trailer Parking
- Bikes and Golf Carts Must be Parked in Unit Driveway or Garage



BEACH LOCATIONS AND CHAIR/UMBRELLA RENTAL

Prominence Beach Access

Deer Lake State Park

Biking Distance (via Google Maps):
4 min (.9 miles)

- Pros**
- Scenic boardwalk
 - Bathrooms / Shower Rinse
 - Parking for car or golf cart
 - Bike racks

- Cons**
- Limited visitors
 - Longer boardwalk (5 min walk)
 - Entrance fee (\$3 per car)

Notes: Parking Spaces for 40 Cars, 6 Golf Carts, 2 Oversize Vehicle spaces.

Gulf Lakes Beach

Biking Distance (via Google Maps):
5 min (1 mile)

- Pros**
- Short boardwalk (1-2 min walk)
 - Bike racks
 - Shower / Rinse

- Cons**
- Nearest parking 5min walk
 - No bathrooms

Notes: Street parking in grass 5 min walk to beach.



Beach Chair Rental Companies

Vacayzyn:

All Vacayzen beach chair rentals include two chairs and one umbrella along with free daily setup and take down. Orders can be placed until 12:30 PM for same-day service by booking online or over the phone.

Be Me 30A

Each beach set includes two brand new canvas armchairs with footrests and one 6'6 umbrella. Our attendants will set up, tear down, and store your chairs and umbrella for the duration of your rental period FREE OF CHARGE

where to eat along 30a



Pescado

CHILD-FRIENDLY: Absolutely (just for lunch) |
RESERVATIONS: You bet! | IDEAL FOR: Lunch/Dinner |
OPENING HOURS: 11:00 am - 11:00 pm

You've likely heard about this trendy place - and let me tell you, it absolutely lives up to the buzz! Offering a plethora of seafood delicacies and breathtaking views, it's the perfect destination for a pre-dinner drink or a lavish meal. The only challenge? Securing a reservation can be tricky. However, don't worry! The true charm lies in their bar or outdoor seating areas - ideal spots to enjoy the stunning views.

George's

Kiddo-approved: YES | Bookings: NO | Perfect for:
lunch/dinner | Opening hours: 11-3, 5-9

Located in Alys Beach, this hidden gem is a must-visit every time we're in 30a. With a laid-back atmosphere and ample outdoor seating, it's a delightful spot. Treat yourself to the lobster quesadilla; you won't regret it!



Amigos/Amici

kid friendly : YES | reservations : NO |
Best for : lunch/dinner | hours : 11am-10pm

Two incredible sister restaurants await you, offering delectable Mexican cuisine (Amigos) and mouthwatering Italian dishes (Amici). Enjoy the delightful indoor and outdoor ambiance of these restaurants, conveniently situated side by side in Inlet Beach. You can find them at the intersection where you would turn left off of 98 to access 30a.

BUD & ALLEYS

kid friendly : YES | reservations : Not at upstairs bar | Best for : lunch/dinner | hours : 8am-9pm

A hotspot not to miss on 30A in the delightful Seaside town! This well-loved beachside eatery serves up a feast of flavors with a side of laid-back vibes and boasts a breezy rooftop bar.



The Big Chill 30A

kid-approved: OH YEAH! | bookings: Nah | Perfect for: midday munchies, evening feasts, retail therapy, and fun times | Hours: 7am-10pm

Right on the other side of the road sits a buzzing hub of delicious treats – tacos, nachos, juicy burgers, fresh seafood, mouthwatering BBQ, and drinks to top it all off! It's like a wonderland for the little ones, with exciting happenings around every corner. This joint is our go-to spot, our home away from home! With a chill atmosphere, awesome tunes, and plenty of shopping, it's the place to be!



Old Florida Fish House

kid friendly : YES | reservations : No | Best for : lunch/dinner | hours : Lunch from 11 a.m. – 3:30 p.m. and dinner from 4:30 p.m. – 10 p.m.

This large and charming lake-side establishment offers a delightful menu of perfectly grilled fish, mouthwatering seafood pasta, sumptuous crab cakes, and its very popular sushi rolls. With its laid-back vibe and friendly service, Old Florida Fish House captures the essence of casual coastal living, making it a must-visit destination for seafood enthusiasts on 30A.



Crackings

**kid friendly : YES | reservations : Yes | Best for :
lunch/dinner | hours : 8am-1pm (closed Mondays)**

Ideal for a mid-morning meal or a cost-effective choice. Remember to utilize Yelp to beat the queue and reserve your spot on the VIP waitlist. Plus, they offer excellent mimosas and gluten-free treats! Enjoy live music daily outside from 9:30 AM to 12:30 PM.



Shunk Gully Oyster Bar

**Kid-approved: Absolutely! | Reservations: No |
Ideal for: lunch/dinner | Hours: 11am-10pm**

This legendary spot is a seafood paradise, serving up scrumptious oysters and a variety of coastal delights. (Seriously, their Grouper sandwich is a MUST-TRY!) It's a charming gem for a beachside meal in the Grayton Beach neighborhood.

The Citizen

**kid friendly : YES | reservations : Yes | Best for :
lunch/dinner | hours : 2pm - 10pm**

Drawing inspiration from coastal cuisines worldwide, The Citizen is a coastal tavern positioned in the heart of Alys Beach along 30A. The culinary and beverage offerings are influenced by local, seasonal ingredients. Guests can opt for seating at an 18-seat bar, 12-seat raw bar, or 120-seat dining area. The menu features fresh and lively flavors, with many dishes prepared over a wood-fired hearth, paying homage to Southern coastal cuisine.



Honorable Mentions:

Breakfast:

- The Perfect Pig
- Big Bad Breakfast
- Scratch Biscuit Kitchen
- Raw and Juicy



Lunch:

- The Cowgirl Kitchen
- Playa Bowls
- Chiringos
- Stinky's Fish Camp
- Gallions
- La Crema
- The Summer Kitchen and Cafe
- The Great Southern

Dinner

- Havana Beach at The Pearl Hotel
- The Red Bar
- Surfing Deer
- Fish out of Water
- Paradis
- Ambrosia
- Edwards Fine Food & Wine



activities to do along 30a



Boat Charter

Florida Boy Adventure offers a delightful experience for the whole family! We enjoy going out to the bay for some relaxed fishing. It's a great way to add a unique twist to your beach visit while fully embracing the wonders of the ocean.



Beach Bonfire

Light Me Up Beach Bonfires & Salty Girl Beach Setups: Dive into a world of chic boho vibes, classic s'mores delights, or the ideal spot to catch that breathtaking sunset. Plan ahead and book early—these gems are as rare as a unicorn on roller skates!



Charcuterie Party

For when you don't want to cook and you're too relaxed to get ready to head out to dinner, **Blue Magnolia** makes the BEST charcuteries in town! Seasonal plates, breakfast and dessert options and even catering, you won't be disappointed!



Bike Rentals

Our family loves exploring all the towns along 30a by hopping on bikes, enjoying the fresh air, and letting the pedals guide us on a tour. It's a great way to stay active and work off those bloody mary's. Remember to rent your bike before you get there! **Salt Air 30A at The Big Chill**



Build a Sand castle

Beach Sand Sculptures provides sand-castle building lessons and creates custom, intricately designed sand sculptures. The experience is great for families or groups, who can work together and make not only a beautiful sandcastle creation but also treasured memories.



Art Classes

The Shard Shop & Rock, Paper, Scissors:

Great place to spend time with your little ones! My son absolutely loved it and enjoyed being able to use different items and objects to create his masterpiece!



Surf Lessons

Austin Magee's Surf School is located on the beach in Seaside, Florida, and serves all of 30A and the Emerald Coast. From Kids Camps to private and group lessons to mini sessions, they provide everything you need to learn how to surf. All you need to do is wear a bathing suit and be ready for something new! Be sure to contact ahead of time for reservations.



Sea Life Discovery Center

30A Sea Life Discovery Center is located in Grayton Beach and hosts interactive sea-life programs providing kids opportunities to snorkel with sea turtles, kayak across serene coastal dune lakes, and participate in evening scavenger hunts to learn about species that only come out at night. The whole family can get up close and personal with starfish, plankton, sea turtles, shark pups, and more!

where to shop along 30a



GiGi's

**62 Main St,
Rosemary Beach, FL 32461
www.gigisfabkids.com**

Check out GiGi's in the heart of Rosemary Beach for all things kiddie – clothes, toys, and accessories galore! It's a whimsical wonderland where both little tykes and the forever young can frolic and play to their heart's desire. GiGi's is definitely a hotspot on 30A for families with kiddos in tow!

The Big Chill 30A

**24 Hub Lane
Watersound Beach, FL 32461**

If you're in search of clothing, distinctive gifts, one-of-a-kind jewelry, and everything in between, explore Anthea Le Jardin, Oko, High Tide, Yellow Fly Trading Co, Sunset Shoes, Lens Bar, and Mermaids of 30A. For more indulgence, visit Nicole Paloma for unique, hand-sewn creations, along with Lily Chartier Pearls and Adaro Art Gallery.



Willow

**30Avenue 12805 S101, US-98
Inlet Beach, FL**

After shopping for the kids, you'll be ready to buy yourself a few things so head over to Willow some favorites to add to your closet.

Ducky's

**45 Central Square, Santa Rosa
Beach, FL 32459**

A magical emporium filled to the brim with all the kiddie essentials in the town of Seaside – clothes, toys, games, and must-have accessories! Prepare to leave with arms full and a heart bursting with joy (trust me, I've been there)!



Bombora Sun & Surf

**78 N Barrett Square, Panama City
Beach, FL 32413**

<https://www.bomborasunandsurf.com/>

| For all things you need for fun in the sun, stop by this storefront in Rosemary Beach where you'll find swimwear, gear, and accessories for the family

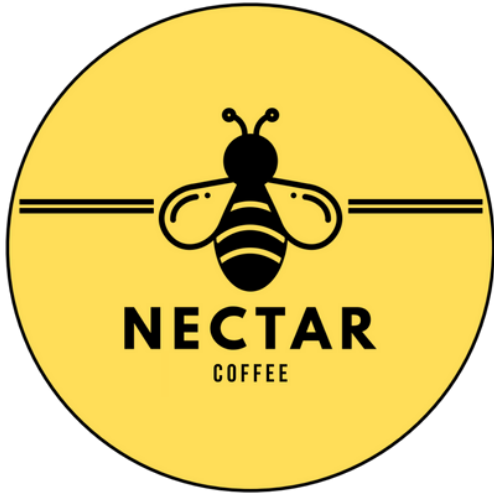
Disco

**46 N Barrett Square #102,
Rosemary Beach, FL 32461**

Get ready to dive into a wonderland of vibrant brands all under one roof! From snazzy gifts to dazzling jewelry, trendy clothes, and fabulous accessories, this place is a treasure trove of glitz and glam!



COFFEE SHOPS



Nectar Coffee

Located at The Big Chill

Head across the street for a leisurely stroll and treat yourself to a cup of coffee, a tasty breakfast treat, or a refreshing smoothie.

Amavida

**104 N Barrett Square #1A,
Rosemary Beach, FL 32461**

Our ultimate coffee pit stop! This charming local gem nestled in the heart of Rosemary Beach is a hub for all things caffeinated, from aromatic coffees to soothing teas and delightful nibbles.



Kahve & Cream

**5311 E County Hwy 30A #5, Santa
Rosa Beach, FL 32459**

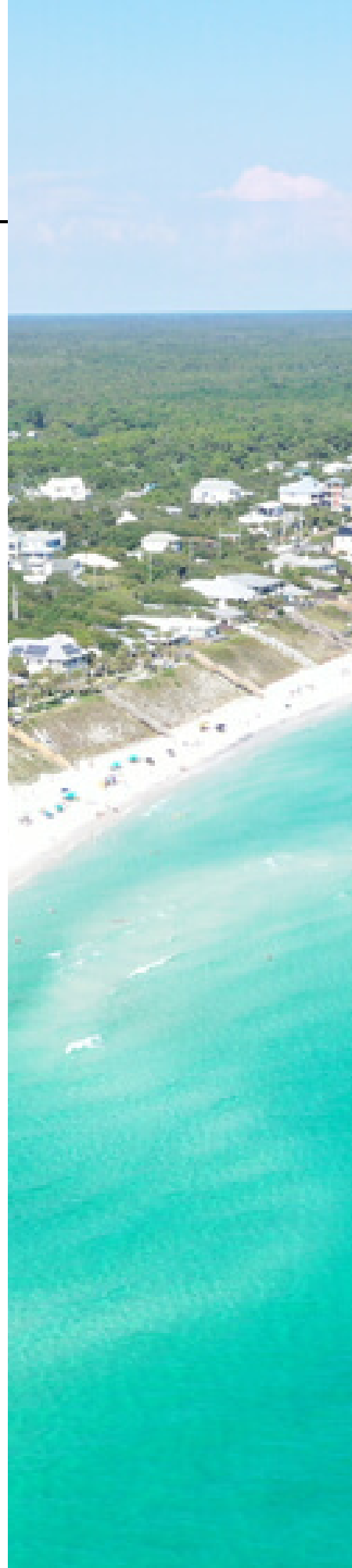
Exceptional customer service with warm smiles that radiate happiness. From the delightful coffee, lattes, bear claws, to the turkey basil grilled cheese, every bite left a lasting impression that guarantees our return. Additionally, they offer boba, adding to their charm.

DEPARTURE INSTRUCTIONS:

Before we say goodbye, we kindly request the following:

- Strip the bed linens and place them on the floor in the appropriate room to assist our cleaners.
- Consider starting a load of towels in the washer to aid our cleaning staff.
- Gather remaining used towels in the bathroom.
- Begin the dishwasher.
- Remove any food from cabinets and the refrigerator.
- Empty all trash and securely close the bin lid to prevent pests.
- Trash collection days are Tuesday and Friday.
- Remember to log out of streaming accounts (e.g., Netflix, Hulu, Prime).
- Return all furniture and items to their original positions.
- Double-check that all doors and windows are locked.
- Adjust the thermostat to 80°F in warm weather and 65°F in cool weather.
- Lock the door upon departure.
- Please report any damages promptly.

Lil Tip Sea is a privately owned beach house. We kindly ask that you treat it with the same care as your own home.



testimonial

"Really loved the location and proximity to the big chill. It was ideal for a family with two little kids. Glad the pool was heated so we could enjoy even on a cooler weekend. Quick communication, great house with plenty of room. The games, coloring books and puzzles were perfect again for our two kids. Hope to do this again soon!"



testimonial

"We had an amazing time at Lil Tip Sea! The location was fantastic, and the house was incredibly charming and spotless. The owners were welcoming and accommodating. We are returning to the area in the fall and definitely staying there again! Everything was flawless!"

testimonial

"We absolutely LOVED our stay here!!! It was spotless, cozy, and charming! Very rarely do you find a comfortable Airbnb. The beds were extremely soft - the entire space was spacious while still providing a great space for entertainment. The decor is spot on! We loved using the patio area for pictures too! Although there wasn't necessarily a "beach access" we were able to find a perfect spot near Seaside to park and enjoy the beach! Overall, the perfect place for a fun trip! We also felt safe - and did not have any noise issues in the area. I am hoping to come back! :)"





CONTACT INFORMATION

We appreciate your continued support and hope you had a wonderful visit. If you could take a moment to review your stay at Lil Tip Sea, we would be grateful. Simply click on the "leave a review" button provided by VRBO or Airbnb, give a star rating, and share a sentence or two about what you enjoyed most during your stay.

Positive reviews with 5-star ratings are crucial for us, as they impact our beach house's rental prospects. If you have any constructive feedback or concerns, kindly share them directly with us at bearskysrentals@gmail.com to avoid overshadowing other comments in the review.

We look forward to welcoming you back soon! As a token of our appreciation, we offer a 15% discount on your next booking within 12 months of your stay. For any inquiries, feel free to contact us via Airbnb, VRBO, or bearskyrentals@gmail.com.

The Findley Family



214-676-9062



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