



HOUSE MANUAL for 170 HOLBROOK AVENUE, WELLFLEET, MA

GETTING THERE

Directions to 170 Holbrook Avenue, Wellfleet (From Boston):

- SE Expressway (I-93 South) to Rt 3 to Cape Cod
- Cross the Sagamore bridge to Cape Cod
- You're now on Route 6.
- Go east, all the way to Wellfleet Center (if the traffic isn't too bad, it should take about 50 minutes on Rt. 6)
- Take a left into Wellfleet Center (the sign on Rt. 6 says Wellfleet Center/Wellfleet Harbor).
- You're now on Main Street. Stay on Main Street, through the little cutesy village. On your right you'll see a store called Off Center, and on your left is a gift store: Curiouser & Curiouser. At this corner, take a left. This is Holbrook Avenue. (If you pass the library, you've gone about a block or two too far).
- About an eighth of mile on Holbrook, on your left, is a driveway; there are mailboxes marked 180 and 170. Yes, this is our driveway. Take a left here (it's a very sharp turn) and go all the way down to the end of the driveway. Our address is 170.

Arrival/Departure/Keys:

As you know, you can arrive any time after the "**Begin Date**" *time/date in the Lease, typically 3:00 PM*. The **departure time/date is typically 11:00 AM on the "End Date"**. Please follow the dates/times in the Lease so the housekeeper has time to clean the house between guests. When you arrive, the kitchen door will be locked (I will mail a key to you beforehand), and there will be 2 house keys in the kitchen. Please be sure to return the keys (leave them on the kitchen counter) when you leave. The keys are for the door to the kitchen, by the way – this is the closest door to the driveway.

Fran and I may see you on Saturday, as we're often at the house mid-day, tending the yard. Our cell phone numbers if there are any questions or issues: (617) 959-1495 or (617) 851-2318.

HOUSE RULES

The rules are minimal since our guests have always been thoughtful about the house and grounds –and we ask that you help ensure that guests following you share in that experience. In that spirit, please note:

- This is a non-smoking household. Please make sure your guests are aware of this as well.
- Occasional mishaps will happen, and we rely on the honor system. Our main concern is being aware that something may need replacement for the next guest.
- Use plastic trash bags when putting trash in the outside cans and be sure to secure the tops of the garbage cans (in order to keep little critters away).
- Be energy conscious! Close all windows and doors if you use the air conditioner.
- Sand control is a challenge. Encourage all to "pre-rinse" with the freestanding outdoor shower in the front of the house, or the shower under the porch before going inside.
- We have an informal system of leaving some consumables for everyone's convenience: paper towels, toilet paper, soap, trash bags, laundry detergent, propane gas for the grill and firewood for the off-season. We only ask that you replace what you use. No one keeps inventory, so a 'rough justice' approach is acceptable.
- Off-season fireplace use: be sure to open the damper. You can see the handle by looking up inside the chimney. Push up and lock the damper in the open position. Be sure to close the damper when all not in use (after the ashes stop smoldering).
- Please feed the birds. We keep a supply of bird food on basement workbench. They get very grouchy when ignored.
- Sports & water equipment at the house are our personal property (bikes, kayak, SUPs and paddles). *Jack's Boat Shop* and *Idle Times* are terrific rental services if you want to enjoy these sports.

COMING & GOING

Off-season thermostat setting (Nov - Apr):

The thermostat is on the first floor, at the end of the short corridor, typically set to 55 degrees. Push the up arrow to set to 68 degrees. The house warms up quickly (about 10 minutes).

Utilities in the basement:

During off-season the water is shut off next to the blue tank –see attached photos on the last sheet. Rotate the yellow lever up to turn on. We have a

high-efficiency "tankless on-demand" hot water system with continuous flow, although it may take a moment to get hot. Nothing is needed when you arrive. If there's no hot water, check the house water shut-off valve and tankless heater control panel; see last page.

Before you leave:

Clean and sweep up house. The broom and dustpan are in the closet in the kitchen, to the left of the stove. A vacuum cleaner is in the 1st floor bath closet.

COMING & GOING ... continued:

You may use linens that are in the top drawer of dressers in each bedroom closet. Be sure to wash and fold all linens you used before you leave (see below for options). Place all trash in the trashcans outside.

Between Nov – Apr, shut off the water to the house; see directions on the last page –rotate the yellow lever to the right. If you used air conditioning, be sure to turn it off at the thermostat. Lower the thermostat to 55 degrees. Turn off the lights.

From May – Oct, leave the thermostat at 68 degrees. You can leave the keys on the counter (the House Keeper will collect them). For off-season rentals, please mail the keys to our home address: 49 Russell Avenue, Watertown, MA 02472.

Close and lock all windows in house. Latch the porch screen door (blows open with the wind). Lock the sliding door to the porch. Lock the basement door (to the outside). Latch the screen door on the porch (to the outside). Lock front door and kitchen doors as you leave.

SOME DETAILS

Trash:

Put debris, garbage & trash in the barrels outside on the far side of the house. We have pickup recycling –container next to the trash cans for plastic, glass and metal (no paper). Garbage bags are under the kitchen sink. Keep the 'bungee cords' on the barrel lids, to avoid little critters from visiting the trash. From May – Sept, the trash will be picked up on Tuesday and Friday (recycling on Fridays) by Nauset Disposal. Off-season, the trash will be picked up weekly, typically after departure.

Linens –sheets, pillow cases and towels:

You can use the full complement of linens in the house, including beach towels. They are in the bedroom closets and the first-floor bathroom closet. If you use the house-linens, they **must be washed, dried, folded and returned to their original place before departure**. This means a little planning to complete several loads before departing.

To simplify your departure, consider bringing your own linens, or use a linen service (see attached prices – The Furies, on Rt 6, Wellfleet). There are two queen-sized beds and one bunk bed (2-twin sized mattresses) on the 2nd floor. On the 1st floor, there is one foldout futon bed with a full-sized double mattress.

Cleaning:

The housekeeper responsible for cleaning between guests is Paula King. Her cell phone number: (508) 292-0131, kingpaulaf@gmail.com. Call her within 12 hours of your arrival if you are dissatisfied with the cleaning. Also, if you would like cleaning during your visit, you can make the arrangements with her directly.

Food:

There are many wonderful restaurants and markets in the area. The new Wellfleet Marketplace on Main Street sells pastries, seafood and produce daily. Large supermarkets are in Orleans and Provincetown.

Take all perishable food with you when you leave. Otherwise, it will be discarded. If you finish off any condiments or paper goods, please replace them.

Gas Grill:

The gas grill is on the far side of the house, next to the trash barrels. Be certain to turn it off completely when you are finished grilling. To swap for new Blue Rhino propane tanks, go to Mid-Cape Home Center on Commercial St, the Mobile gas station or Cumberland Farms on Rt. 6 (near the Main St. intersection)

Fire Wood:

There are multiple roadside vendors along Route 6. You can see “cribs” of wood for sale on a self-service and honor system. I tend to use the place some 3 or so miles toward Provincetown on the left, a little after the Prince Valley Road intersection.

Telephone and internet access:

The phone only works for local calls (508 & 617 area codes) or 800 calls, but can receive calls. The house phone number is 508-349-3021. We have excellent cell phone service, so you won't feel isolated! You can also purchase a calling card.

We have a Mac cable modem and a Wi-Fi router for your laptop, if you care to bring one (seasonal service is from 3/1 to 12/31). The modem and Wi-Fi router are in the green bedroom on the second floor.

TV:

There is a small TV with built-in VCR as well. It is currently in the blue bedroom on the 2nd floor. Feel free to move it to another room, if you like. There is a larger TV with DVD and CD player in the downstairs den/bedroom. Unfortunately, these can't be moved.

Wildlife:

We have many birds visiting the birdfeeders, and often hawks fly overhead. Families of rabbits live in the backyard and munch. A pheasant family (a mother and six chicks) uses the back yard for late afternoon strolls. There are occasional predators at night; neighbors have spotted a fox and a coyote. They won't bother you. But don't leave any food out!

Beach stickers:

Beaches and ponds allow free access before the 3rd Saturday of June (6/19/21) and after Labor Day (9/6/21); no stickers, no charges. It's great to explore the back roads, beaches and ponds on Outer Cape Cod, each with its own personality. If you are renting when stickers as needed, I will send you a “Proof of Stay” form (a separate PDF file) needed to get beach passes. **Be sure to bring this with you to the Cape.** Bring a car registration and the Proof of Stay to the Beach Permit Office, 255 Commercial Street (open 9:00-4:00 daily). Fees are \$100/1-week, \$190/2-weeks.

To-do List:

We keep a list of places to eat and things to enjoy from Orleans to Provincetown –Drew's Cape List (a Truro friend with over 30 years of outercap experience). View the list online or download the PDF: http://wellfleetrental.net/Drews_List.

Linen Rental Form

2393 Route 6, Wellfleet, MA 02667

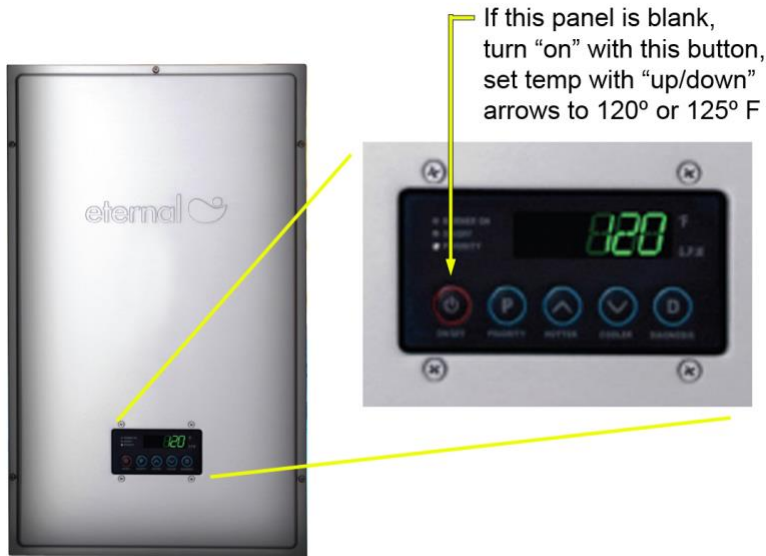
(508) 349-1145

Info@TheFuries.com

<https://furiescapecodlinenrentals.com/>



	<i>1-week</i>		<i>1-week</i>
Queen Bed Standard Sheet Set w/ 2 Towel Sets	\$37.99	Queen Blanket - Cotton or Fleece	\$15.99
Full Bed Standard Sheet Set w/ 2 Towel Sets	\$34.99	Towel Beach Towel Set (2)	\$19.99
Twin (Bunk Bed) Std Sheet Set w/ 1 Towel Set	\$24.99	Furies Delivery/Pickup	\$24.00
Crib Sheet Set (2) w/ 1 Towel Set	\$19.99		



Tankless hot water heater on basement wall
Check control panel if there's no hot water



WATER SHUT-OFF : when leaving from Nov - April, turn OFF
May - October, leave ON