# **Property Access**

#### Check-in

#### **Check-In Time**

Welcome there

Check-in is from 16:00

Once your booking is confirmed, your **personal access code will be automatically shared prior to arrival**, allowing you to check yourself in with ease.

Our check-in and check-out times are set to ensure a smooth transition between guests, as there may be another booking before or after yours. We'll provide you with an access code prior to your arrival so you can check yourself in with ease.

Early check-in may be an option depending on availability. If you're planning to arrive before the standard check-in time, please reach out to us, and we'll see if we can make arrangements—though we can't guarantee it.

Should you get here ahead of schedule, be sure to check out our **MAP** below, where we've put together a list of nearby places to visit and things to do while you wait.

# **Keys**

Once your booking is confirmed, your **personal access code will be automatically shared prior to arrival**, allowing you to check yourself in with ease.

# **The Neighbourhood**

Your stay is located in the **peaceful Pinefield community** of Waldorf, Maryland — a safe, family-friendly neighborhood known for its tree-lined streets, well-kept homes, and welcoming atmosphere.

Pinefield offers the perfect blend of suburban calm and city convenience. You'll find **shopping centers, grocery stores, and restaurants** just a few minutes away, while larger retail and entertainment options are available along Crain Highway (US-301).

Guests love how easy it is to reach nearby attractions like **Regency Furniture Stadium**, **White Plains Golf Course**, and **downtown Waldorf**. Washington D.C. is also less than an hour's drive away, making day trips effortless.

Whether you're here for work, family, or a relaxing getaway, Pinefield's quiet surroundings and convenient location make it an ideal home base during your stay.

# **Getting there**

# **Getting there**

# ?? Getting to Washington, D.C.

? From: 3209 Bethesda Dr, Waldorf, Maryland 20601

Getting into D.C. is easy and flexible from our location — it's about a 30-minute drive, depending on traffic.

#### ? By Car

Driving is the simplest and most convenient way to explore D.C. Take **US-301 N ? MD-5 N (Branch Ave)** straight into the city.

Once there, you can **book parking in advance** using the **ParkMobile app**, which shows nearby garages or lots (including ones for larger SUVs):

#### ? ParkMobile Washington DC Parking

Scan QR code to visit



After parking, you can easily get around by **Uber**, **Metro**, **or scooters** once you're in the city.

#### ? By Bus or Metro

There's a **local bus station about 5–10 minutes from the property** that connects to the **Branch Ave Metro Station (Green Line)**. From there, trains run directly into downtown D.C.

#### ? Local Tip:

For the smoothest ride, try leaving before 8 a.m. or after 10 a.m. — it helps you skip the D.C. rush hour traffic!

**Check-Out** 

# **Check-Out Time**

Please vacate the property before 11:00.

Please see below further checkout instructions.

- Check-out time: 11 AM
- Lock up: Ensure all doors and windows are locked
- Trash: Please dispose of trash in designated bins
- Dishes: Wash or load dishes in the dishwasher
- Lights & AC/Heating: Turn off before leaving
- Personal items: Double-check you have everything

# **Property Rules**

# **Paying Guests Only**

#### **Registered Guests Only**

• Only the number of guests included in your booking are permitted on the property. Extra guests, tents, or campervans are not allowed. If additional guests are found to have stayed without prior approval, you will be charged for their stay along with a \$200 recovery fee.

#### **No Parties**

• This property has a strict **no parties** policy. Please be mindful and keep gatherings small and respectful.

#### No Pets

We love pets, but to ensure a clean and comfortable space for all our guests, pets are **not allowed** on the property. Thank you for understanding and helping us maintain a welcoming environment for everyone.

#### **Noise**

#### **Noise & Quiet Hours**

• To ensure a peaceful environment for everyone, **no loud music after 11 PM**. If socializing outdoors, please keep voices low. If noise levels become disruptive, we kindly ask that you move inside to avoid disturbing the neighbors.

# **Outdoor Events Add-On**

Our outdoor area can be booked for **special events** like birthday parties or baby showers. If you're planning a gathering, please **reach out to us** for details and availability so we can help make your event memorable and seamless.

# **Rubbish & Recycle**

Before you check out, we kindly ask that all indoor bins be emptied. As the cleaner may not arrive immediately after your departure, this helps keep the space fresh and free from unwanted odors or pests.

# **Guest Access**

#### **Guest Access**

Guests will receive an **automated access code** from the platform once the booking is confirmed. This allows you to check in easily and independently at your convenience.

# **Room Layout**

# **Bedoom Layout**

Bedrooms are configured in the following

# How to use...

# **Outdoor**

# **Outdoor Games**

#### Volleyball:

- A volleyball net is set up in the outdoor area for guests to enjoy.
- The ball is provided please handle it carefully and return it to the storage area after use.
- Be mindful of other guests and surrounding property when playing.
- No climbing or hanging on the net to prevent damage.

#### Cornhole:

- The cornhole set is available in the outdoor area for casual play.
- Use the bags provided and place them back in storage after use.
- Ensure the playing area is clear and avoid stepping on the boards unnecessarily.
- Children should be supervised while playing

# **Outdoor Firepit**

Enjoy the firepit safely and responsibly?

#### How to Use:

- Make sure the area is clear before starting.
- Burn the WOOD FIRE slowly, light using the igniter or lighter.
- · Adjust the flame.

#### Safety:

- Never leave it unattended.
- Keep kids & pets away.
- No paper, trash, or lighter fluid.
- Avoid using in strong wind.

#### When Done:

- Turn Flame OFF completely.
- Let it cool before covering.

? Relax, unwind, and enjoy the evening by the fire!

# **Entertainment**

#### TV

# ? TV & Google Chromecast Guide

#### Turning on the TV

- Press the **Power** button on the TV remote.
- The smart TV may take a few seconds to boot up.

#### **Selecting the Input Source**

- Press the **Input** or **Source** button on the remote.
- Use the arrow keys to select the correct input:
  - ∘ **HDMI 1** Standard TV or satellite
  - HDMI 2 (or Chromecast) Google Chromecast
  - Apps Use built-in Smart TV apps

#### **Watching Netflix & Other Streaming Apps**

- Built-in apps: Press the **Home** or **Smart Hub** button and select Netflix, Disney+, or YouTube.
- Chromecast: Open the app on your device and cast content to the TV via Chromecast.

#### **TV & Remote Locations**

Room	TV	Remote	Notes / Backup
Upstairs Living Room	TCL Android TV	TCL Android remote	-
Kitchen	TCL Roku TV	TCL Roku remote	Spare in kitchen drawer (left of stove)
Master Bedroom (King)	Sceptre TV + Roku Express	Roku remote	Can pair using Back + Home buttons (shares type with small upstairs bedroom)
Bedroom 2 (Small Upstairs)	Vizio TV	Roku remote	Interchangeable with Master Bedroom
Downstairs Queen Bedroom	n Samsung TV	Samsung basic remote	-
Downstairs Suite (Bedroom	Samsung TV	Samsung remote	-

# Cozy Winter 4BR Gem Near DC, Fire Pit, Cocoa Bar Property Guidebook

Room	TV	Remote	Notes / Backup
4)			

#### **Batteries & Tips**

- Extra AA batteries in the kitchen drawer (left of stove).
- Roku remotes pair by pressing **Back + Home** together.
- Label each remote by room for easy identification.

# ? Streaming Subscriptions

Our TVs come with the following built-in streaming apps:

- Netflix ?
- Disney+?
- **ESPN** ?
- Hulu?

# **Troubleshooting**

#### **Troubleshooting**

- No Signal? Double-check that the TV is set to the correct HDMI input.
- Chromecast not showing? Ensure your device is connected to the WiFi network.
- App not working? Try restarting the TV and your device.

For any issues, feel free to reach out! Enjoy your stay! ?

# **Kitchen Appliances**

# **Dishwasher:**

#### Dishwasher:

- Load dishes face down.
- Add dishwasher pod.
- Select Normal or Quick Wash, then press Start.
- Wait until the cycle ends before unloading.

# **Coffee Maker**

#### Coffee Maker:

- Fill the water reservoir.
- Add a coffee pod or grounds.
- Press the brew/start button.? Enjoy your fresh cup!

# **Stove**

If the stove isn't working, try holding down the LOCK button for 3–5 seconds to disable the safety lock.

If it still doesn't turn on, ensure you've placed a pot or pan on the element—our stove uses induction technology, which requires a compatible metal cookware item to activate.

If neither of these steps resolves the issue, turn the oven off at the main switch located behind it, wait for 10 seconds, and then turn it back on.

# WiFi Details

# **Accessing the WiFi**

# WiFi Login Details



Please use the following details to connect to our complimentary WiFi

WiFi Name:

WiFi Password:

# **Wifi Troubleshooting**

# **Troubleshooting**

- Please check you are connected to the correct WiFi network: .
- Try moving to different locations in the property for a stronger signal.
- Test the WiFi on multiple devices to see if the issue persists.
- If it's still not working, try turning on Airplane Mode on your device, then turn WiFi back on and reconnect.
- The WiFi router is located in the **living room under the TV**. If it's a network issue, it can be **reset** please contact us before doing so.
- If the problem continues, reach out to us and we'll **troubleshoot further**.

# Weather

# **Weather Report**

# **Weather Forecast**

# Weather

Scan QR code to visit



# Contacts

# **Phone Numbers**

# ? Groceries & Essentials

You'll find several convenient grocery options just a few minutes from the property:

- Safeway 10 St Patrick's Dr, Waldorf, MD 20603 (? ~8 minutes away)
- Giant Food 3297 Crain Hwy, Waldorf, MD 20603 (? ~7 minutes away)
- Walmart Supercenter 11930 Acton Ln, Waldorf, MD 20601 (? ~10 minutes away)
- CVS Pharmacy 11800 Park Waldorf Ln, Waldorf, MD 20601 (? ~6 minutes away)
- ? Tip: Most stores are open until late evening, so you can easily shop anytime during your stay.

#### **Our Phone Number**

You may call, text or reach out to us via the booking app you booked through

#### ? Important Contacts

- Cleaning Service: King of Clean DC Rodney: 202?209?1736
- Property Manager / Host: Andre: +1?703?520?3703
- Email info@marylandspulse.com

# **Accident / Emergency**

Fire: 911

#### Health

In an emergency, call nine one one (911) and ask for an ambulance.

• Non-Emergency Health Services: MedStar Shah Medical Group - Waldorf

? 10 St. Patrick's Drive, Waldorf, MD 20603

? +1 (301) 705-7870

? Monday-Friday: 8 AM - 5 PM

? Services: Family medicine, walk-in clinic, lab tests

#### **Nearby Pharmacies:**

#### • Walgreens Pharmacy

? 25 High St, Waldorf, MD 20602

? +1 (301) 932-9826

? Pharmacy Hours: Monday-Friday: 9 AM - 8 PM

# Safeway Pharmacy

? 10 King St, Waldorf, MD 20602

? +1 (301) 645-5161

? Pharmacy Hours: Monday-Friday: 9 AM - 8 PM

#### • Giant Pharmacy

? 3297 Crain Hwy, Waldorf, MD 20603

? +1 (301) 542-4200

? Pharmacy Hours: Monday-Friday: 9 AM - 9 PM

# **Book Direct & Save**

**Save 10%** 

# **Direct Booking**

Save 15% or more by booking direct!

# **Booking Options**

#### **Book Direct**

Scan QR code to visit



# Book with Booking.com

Scan QR code to visit



# **Book with Airbnb**

Scan QR code to visit



# **Book with VRBO**

Scan QR code to visit



Save 15% or more by booking direct!

# **Book Activities**

# **Viator Activities**

# **View Available Activities**

# **Activities**

Scan QR code to visit

