

Property Access

Property Address

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Address: 7208 S Juanita St, Tampa, Florida, 33616

GPS Coordinates: 27.86177367820256, -82.52996827851247

From Tampa International Airport:

- Take Bessie Coleman Blvd to George J Bean Outbound Pkwy/George J Bean Pkwy
- Take S West Shore Blvd to Commerce St
- Continue on Commerce St. Take S Kissimmee St to S Juanita St
- Our home will be on the left

Check-In

Check-In Time

Welcome there!

Check-in starts at 3 PM.

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

Note: We are a smart lock home with an electronic door code.

Your personalized door code will be sent on day of check-in at 10 AM (active from 3 PM). If you booked a last-minute or same-day reservations, continue to check your messages for a follow-up door code or contact us immediately to request your door code faster.

The Neighbourhood

The Neighbourhood (continued)

Our home is located in Port Tampa City, a true tropical haven in South Tampa. We are lucky to be only minutes from Picnic Island Beach — a local hidden gem perfect for relaxing, swimming, and watching incredible sunsets.

Our central location makes exploring easy:

- Picnic Island Beach & Park: 5 min
- MacDill AFB & Bayshore Blvd: 10 min
- Downtown Tampa: 15 min
- St. Pete's Pier (25 min) & Beach (35 min)
- Clearwater Beach: 50 minutes

Important Information: To ensure a comfortable stay, please note that Tampa's beautiful tropical environment means you may encounter local insects, including no-see-ums. We recommend bringing sunscreen and insect repellent.

Check-Out

Check-Out Time

Check-Out time is 10am .

Check-Out Instructions:

- Load dirty dishes in the dishwasher.
- Take out the trash to the bins at the front of the home by the gate (left side).
- Turn off the propane for grill & fire pit, lights and electronics used
- Close and lock all doors and windows

No need to:

- Remove bedsheets or pillowcases — our professional cleaners will handle all laundry and reset the beds
- Clean beyond the simple tasks above — just leave the home as you found it

Property Rules

All House Rules

We are so glad you are here! During your stay, we ask that you treat our home with care and respect.

Essentials

- **Check-In:** 3 PM | **Check-Out:** 10 AM
- **Quiet Hours:** 9 PM – 8 AM
- **Guests:** Only those listed on your reservation may stay overnight.
- **No Parties.**
- Keep doors/windows closed when A/C or heat is on. **“Comfy mode” maintains 68–75°F.**
- **Rubbish & Recycling:**
 - Garbage is picked up every Tuesday and Thursday morning.
 - **If you are staying at our place on a Monday and/or Wednesday night**, please take the garbage bin (located on the left side of the home) and move it out by the curb.
 - 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.

Smoking

- Smoking/vaping/e-cigarettes: Smoking and vaping are only allowed outside. Fire Safety: Dry leaves under the deck are a fire risk- please only smoke well away from the home. (\$250 fine if violated)

Pets

We welcome pets under the following conditions:

General Rules

- Cats and dogs are welcome.
- A maximum of two (2) pets per reservation. Requests must be made in advance.
- Pets must be fully housebroken, well-behaved, and pest-free.
- Pets are not allowed on furniture or beds.
- Guests must bring their own crate, bedding, food, and water bowls.

Fees & Cleaning

- A non-refundable pet fee per pet applies.
- If excessive pet hair, odor, or mess causes a delay in cleaning, a minimum \$50 additional cleaning fee will be charged.

Supervision & Control

- Guests must maintain full control of their pets at all times.
- Pets may not be left unattended unless safely crated.
- Guests are fully responsible for any damage, stains, or pest issues caused by their pets.

Cleanliness Expectations

- Guests must clean up after their pet immediately and dispose of waste in outdoor trash bins.
- Failure to clean up after a pet will result in a minimum \$125 fine.
- Property linens, blankets, and towels may not be used for pets.

Damage or Violations

- Any pet-related damage or infestation will incur additional repair or fumigation charges.
- Failure to follow these rules may result in early termination of stay without refund.

Outdoor Fun

- Fire Pit: Turn off propane and replace lid after use. \$50 fee if left on after check-out.
- Grill: Turn off propane and clean after each use. \$50 fee if left on after check-out, \$50 fee if extra cleaning required.
- Hot Tub: Keep water above filter line with sanitizer inside. No food, drinks, glass, jewelry, metal, or shoes. Do not power off- keep at 90°F when not in use. Fees apply if misuse requires technician service.

Supplies & Amenities

- Starter supplies (toilet paper, paper towels, laundry detergent pods) are provided—guests replenish as needed.
- Wi-Fi is complimentary, but outages may occur (no refunds).
- White towels = indoors only. Beach towels are provided for outside.
- We do our best to maintain all amenities. If something stops working, notify us immediately. Refunds for broken amenities are \$15/day (when reported), except for guest misuse or events beyond our control (weather, outages, etc.)

? Important

- Guests are responsible for any damage, loss, or injury. Please report any damage right away. Unreported issues may result in charges against your security deposit or via the booking platform.
- No commercial use, mail deliveries, confetti, glitter, or illegal activities.
- Locked owner closets = off limits.

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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.

Noise

Noise & Quiet Hours

- To ensure a peaceful environment for everyone, **quiet hours start from 9 PM until 8 AM**. If socializing outdoors, please keep voices low. If noise levels become disruptive, we kindly ask that you move inside to avoid disturbing the neighbors.

For your security, the property is equipped with a noise decibel monitor inside the home. These devices do not record conversations and are in place to ensure the safety of our guests and property.

No Parties

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

Guest Access

Guest Access

Door Code: Will be sent to you on your check-in date at 10 AM.

Please Note: The doorcode will be accessible starting on your check-in date at 4 PM and removes just after check-out.

Room Layout

Bedoom Layout

? BEDROOMS & WORKSPACE

Bedroom 1 (Queen Bed)

- Queen bed with charging station on both side tables
- Dimmable portable lamps (can be used outside — return to charge after use)
- Smart TV
- Closet & luggage rack

Bedroom 2 (King Bed)

- King bed with two side tables & dresser
- Smart TV
- Closet with luggage rack
- Ironing board, iron, small Rowenta steamer
- Kid's Pack & Play (with sheets), white noise machine
- Universal adapter
- Portable bluetooth speaker

Bedroom 3 (LED Queen Bed)

- Fun LED-light bed with remote (great for kids)
- Side table with charging station
- White noise machine
- Dresser & luggage rack

Dedicated Workspace

- Adjustable-height desk
- Office chair
- Portable Fan

WiFi Details

[Accessing the WiFi](#)

WiFi Login Details



Please use the following details to connect to our complimentary WiFi

WiFi Name: Tropical Haven Wifi

WiFi Password: Juanita@7208

[Wifi Troubleshooting](#)

Troubleshooting

Please check you are connected to the correct WiFi network **Tropical Haven Wifi** . Try different locations in the property, and if it's still not working, please try turn on Airplane mode and turn off your wifi, then turn it on and try again.

If it still doesn't work, please read out and we will attempt to troubleshoot further.

How to use...

TV

TV

? TV

- All TVs are Roku TVs and will be set to Guest Mode.
- Guest Mode allows you to sign into your own streaming subscriptions.
- Your account will automatically sign out on your checkout date, keeping your credentials secure.

Turning on the TV

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

Hot Tub

Hot Tub

? Hot Tub

- Keep water above the filter and maintain sanitizer levels.
- Do not use with food, drinks, glass, jewelry, metal, or shoes in the tub.
- Do not turn off power to the hot tub.
- Max temperature: 102°F.
- **When not in use, set temperature to 90°F.**

The outdoor storage box includes a hot tub net for cleaning should you need it.

Fire Pit

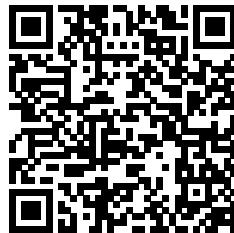
Fire Pit

? Fire Pit

Video Demonstration:

<https://drive.google.com/file/d/169g4LyG9Bm-NvoCBV7QdKFnEGaHmsof-/view?usp=drivesdk>

Scan QR code to visit



Lighting Instructions:

- Turn Propane Tank On
- Press and turn the control knob counterclockwise to Low, press and HOLD. While holding, press the electronic igniter button when the burner lights.
- Continue holding the knob for 30 seconds, then release. Repeat if flame goes out.

Caution:

- Do not obstruct combustion/ventilation air.
- Check/clean burner/vent tubes for insects or nests.

Shutting Down:

- Turn control knob clockwise to OFF.
- Turn cylinder valve clockwise to OFF and disconnect the regulator when not in use.
- Turn Propane tank OFF

Owner Manual: https://drive.google.com/file/d/1_jfbJHOwov6VT-B8q9ZQrlHn9DivMuwR/view?usp=drivesdk

Grill

Grill

? Grill – 3 Burner Propane

Lighting the Burners:

- Open the grill lid.
- Turn on the gas supply at the propane tank.
- Push in and turn one burner control knob to the "HIGH" position. You should hear a clicking sound from the integrated igniter.
- If the burner does not light within 5 seconds, turn the knob to OFF, wait 5 minutes for gas to dissipate, then repeat.
- Once the first burner is lit, turn the remaining burner knobs to "HIGH" to ignite them.

Temperature Control:

- Use individual burner knobs to adjust heat from low to high for precise cooking.

Cooking:

- Place food on the primary cooking grates.
- Use the warming rack for keeping food warm or for indirect cooking.

Shutting Down:

- Turn all burner control knobs to OFF.
- Turn off the gas supply at the propane tank.

After Each Use:

- Allow the grill to cool completely.
- Brush cooking grates to remove food residue.
- Wipe down exterior surfaces with a damp cloth and mild detergent.
- Store in a dry area. Use the grill cover if outdoors. Disconnect propane if storing long-term.

Outdoor Patio

Outdoor Patio

The outdoor furniture may be covered to protect it from wind and rain.

Feel free to arrange the outdoor patio furniture during your stay! Please place it back to its original position prior to check-out.

Note: The outdoor storage box includes an outdoor fan, bug zapper, a hot tub net, and covers for the outdoor furniture/fire pit/grill.

Kitchen Appliances

Kitchen Appliances & More

There is a physical copy of most kitchen instructions manuals located in the cabinet above the microwave.

Contacts

Phone Numbers

Our Phone Number

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

Accident / Emergency

Depending on the nature of your emergency, please contact

Fire: 911

Police: 911

Ambulance: 911

Health

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

Nearest Hospital

- St. Joseph's Hospital (3001 W. Dr. Martin Luther King Jr. Blvd)
- Phone: (813) 870-4398

Closest Police Station

- Tampa Police Department – District 1 (3818 W. Tampa Bay Blvd)
- Non-Emergency Phone: (813) 231-6130

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