

WELCOME



YOUR
Guide

**TO OCEAN CLUB VILLAS
2046 BEACH BLVD C211, BILOXI**

**2 BEDROOM
2 BATHROOM**

**BEACH
PROPERTY**

**HI-SPEED
INTERNET**



Emergency **INFORMATION**

EMERGENCY CONTACTS



Police | +1 228-392-0641
Fire | +1 228-436-6222

FIRE EXTINGUISHER



Located under the kitchen sink

FIRST AID KIT



Found under the sink in the master bath.

HOSPITAL



The nearest hospital is 5 minutes away by car.

Merit Health
150 Reynoir, Biloxi, MS

Meet The **HOST**



HELLO FROM KAITLYN!

Thank you for choosing me as your host! I am currently a meteorologist with the Hurricane Hunters based here in Biloxi, MS. I have served in the U.S. Air Force for over 24 years and earned my real estate license in 2022. I own and manage a few vacation properties here on the Mississippi Coast and inspire to make everyone have a nice experience. Please feel free to reach out with any questions or concerns.

Kaitlyn "k8"



+1 228-348-1473

K8MCLAUGHLINDDP@GMAIL.COM

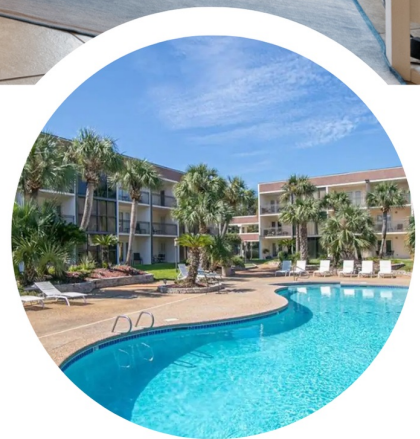
About The **CONDO**



The 2bed/2bath condo has a split floor-plan with over 1100 square feet making it perfect for 2 couples or a family.

C211 is centrally located! Steps from the beach, casinos, Coliseum and waterfront hang-outs.

The pool is only for current guests and is a great place to RELAX and spend a day.



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Your **BEDROOMS**

MASTER SUITE

Master Suite has a full bath attached and a large walk-in closet, tub, and walk-in shower.

1 QUEEN BED



BEDROOM TWO

Comfortable bedroom that shares a bath with living area. The 2 grey pull out mattresses can easily be set-up in the room or living room for extra sleeping.

**1 DOUBLE BED
2 PULL BEDS**



Arrival & **CHECK IN**

Check In

4:00PM

Please don't forget to pick up your packet at the HOA office (1st floor of building C) to receive your parking passes and pool bands. Packet is located in lock box, code is **0727** and turn knob to the LEFT.



Check Out

11:00AM

**Late check-outs MUST be requested in advance and will depend on availability.

Arrival & **CHECK IN**

Please see map below for location of condo and other helpful information.
There are carts located by the elevator to help with loading and unloading.



House RULES

01

NO SMOKING

Please no smoking or vaping inside the house. Please smoke in the designated smoking area outside.

02

MAX 6 GUESTS

MAX of 6 overnight guests. This is a city ordinance and you will be fined \$200 a night per guest if this is violated.

03

NO PARTIES

Absolutely no parties or large gatherings of unregistered guests. Drug use and excessive drinking are prohibited.

04

NO PETS

Please no pets, wildlife or animals of any kind on the property at any time.

Only full time residents are allowed to have pets.

05

NO NOISE

Please no excessive noise, music or rowdy behaviour. Disturbances to the neighbors will not be tolerated.

06

DAMAGE

Please report any damage or malfunction to the host right away so that we can repair or replace the damaged item.





WiFi

NETWORK

CGNM-BF88-5G

PASSWORD

25117A057585



Things

TO KNOW

POOL CODE AND RULES

423 then enter

Please no glass in the pool area and wear your wrist bands

TELEVISION

All TVs are "smart". See instructions near each device on how to operate.

WASHER / DRYER

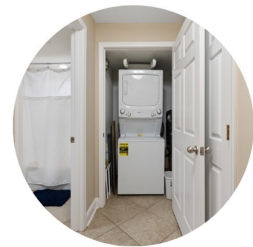
Feel free to use washer and dryer. Complimentary detergent is provided.

BARBECUE

There are grills out by the pool for guests to use. Utensils are found in the pantry, please return to box clean.

AND MORE...

- Beach Towels (above fridge and second closet)
- Beach toys on balcony
- Ice Maker
- Hair Dryer
- Refrigerator
- Stove / Oven
- Coffee Maker and coffee
- Blender
- Microwave
- Shampoo,, Conditioner, and Body Wash in showers.



Things TO DO



FERRY TO SHIP ISLAND

AQUARIUM



WALTER ANDERSON MUSUEM

TIP: CHECK OUT THE TRAIN DEPOT TO SEE MORE OF HIS ART AND PURCHASE PRINTS.

SAIL ON THE BILOXI SCHOONER



MARITIME AND SEAFOOD MUSUEM

SHRIMP TOUR

FISHING CHARTERS

CASINOS

THE ABOVE ARE HYPERLINKS GO TO [HTTPS://K8REALTOR.COM/WELCOME-BOOKS](https://k8realtor.com/welcome-books)

Places **TO EAT**



SAPPHIRE SUPPER CLUB

American Streakhouse



WHITE PILLARS

Farm to table.



PARRAIN'S JAMBALAYA KITCHEN

Casual Cajun



PATIO 44

Waffles and Fried Chicken is a local favorite.



Places TO EAT



THE GREENHOUSE CAFE

Oh the biscuits!



PROJECT LOUNGE

Total hole in the wall, with the best burgers in town.

CASH ONLY and beware they have an indoor smoking area.



GROUND ZERO BLUES CLUB

Bottomless Mimosas on the weekend and live music



MCELROY'S HARBOR HOUSE

Good local fish and a gret view.



BEFORE

You Go

TRASH

- ✓ Please bring trash to dumpster located to the North of building C.

DISHES

- ✓ Please rinse and load dishes into the dishwasher. Please run the cycle before you leave.

TOWELS

- ✓ If possible please start a load of towels.

FOOD

- ✓ Please empty the fridge and cupboards of all open and perishable food products.

LIGHTS

- ✓ Please make sure all lights, appliances and electronics are turned off.

WINDOWS & DOORS

- ✓ Please make sure all windows and doors are closed and locked.

THERMOSTAT

- ✓ Please place the thermostat at 74 (summer) and 68 (winter) before your departure.

LET YOUR HOST KNOW YOU HAVE LEFT

THANK YOU *for staying with us!*

If you have a moment,
please consider leaving us a review!



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**Thinking of coming back?
Book direct and save yourself fees. Use
the QR code below or just give me a call!**



**Thinking of buying your own investment
in the area? Call me anytime to help in
your real estate needs.**

DUNN DEAL PROPERTIES LLC