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GETTING THERE

Address: [434 Plank Road, Phoenicia NY 12464](#)

- NOTE: Google Maps might take you to the other side of the creek on route 28, make sure you turn onto Plank Road. You can play it safe by using our neighbor's pin on Google Maps: [Phoenicia Farm](#)
- The entrance is the same to 464.
- Once inside the property, drive until you see the first house on the right. There are only two houses so it's hard to miss, ours is white on the right and the neighbor's is red at the end of the road.



OPENING THE HOUSE

The door on the first floor has a pincode: 3125 ✓

Same pin works for the garage door.

Please take your shoes off and make sure you close the doors behind you.

HOUSE RULES

1. Please no shoes inside the house
2. Don't throw paper in the toilet, please use the garbage bins next to the toilet, especially on the bathroom upstairs
3. No smoking inside the house
4. No food inside the den (the carpeted room with the cushions)
5. Avoid food in the living room, TV room or bedrooms
6. No dogs allowed inside the house
7. If you use the BBQ please make sure you clean it after
8. If eating outside by the creek please use the outdoor dishes, you can find them inside the shed by the creek
9. Also inside the shed by the creek you will find carpets and cushions, feel free to use them to make the creek experience even better, clean them after use and store them properly in their bins.

WIFI

There is no cell service so you'll need to connect to wifi right away.

Network: Casa Fenicha

Password: cosmos23

FINDING YOUR BEDROOM

There are 3 bedrooms

- **Bedroom A** has a king size bed, closet space and is in front of a bathroom on the second floor. It has space for a crib or a twin mattress
- **Bedroom B** has 2 twin beds, and space for 2 twin mattresses
- **Bedroom C**, the main bedroom with a king size bed, an office desk and chair, 2 stacked twin beds



All 3 bedrooms are equipped with 2 pillows per person, clean sheets and duvet. All beds have extra sheets and pillow cases.

BATHROOMS

There are 3 bathrooms in the house, 2 on the 2nd floor, both by the exit doors to the deck. All bathrooms are stocked with soap, shampoo, conditioner, hand and body cream. In the larger bathroom on the 2nd floor there is a closet with towels, toilet paper and a **medicine cabinet with a first aid kit**.

PLEASE DONT THROW TOILET PAPER IN THE TOILETS.

KITCHEN

Fully equipped.

- Plates are inside the corner door by the stove
- Silverware is in a drawer to the left of the sink
- Cookingware is on the bottom corner shelf next to the stove
- Additional stuff on the other corner shelf, including some outdoor dinnerware
- Coffee, tea and misc snacks and food on the top shelf to the right of the sink
- Cleaning supplies below the sink

WATER

All the water in the house comes from our well, it's clean water that has natural sediments, it goes through multiple filters to get rid of those prior to flowing out of the faucet. Meaning it's clean and drinkable, we still double down with the alkaline filter which is super slow so we recommend filling it up at night so you have enough water all day. During the summer we also use a cold water dispenser, if you find it feel free to drink it all.

ICE

There are ice trays in the freezer with ice already in it, you can refill from the filtered water.

COFFEE AND TEA:

COFFEE: Operating the coffee machine could get tricky, best to follow instructions in the manual [here](#)



There is a small cup (usually in the right compartment used for brewing) that you use for grinding the coffee (on the left compartment) . You then pass that cup to the brewing part. The 8oz button almost fills the cup, the 10oz fully fills it and make sure you don't push the 12oz.

There is also a french press if that's easier.

TEA: There is a kettle next to the coffee machine, easy to use.

GARBAGE

Please follow these exact instructions.

- **Recycling:** Everything recyclable but large cardboard goes in the black bin next to the stove. Large cardboard needs to be cut down and left in the garage.
- **Compost:** There is a small bin with a green bag beneath the sink. We throw most compost in it, other than meat, shellfish and dairy product. Once it's full we tie the green bag and put it inside a purple bucket that's on the first floor's fridge. In the rare case this bucket is full we leave the closed green bags in the freezer.
- **Trash:** All other trash goes in the bin beneath the kitchen sink

There are spare bags beneath the sink

The cleaning crew will take care of the trash.

Please never leave any trash outside of the house.

SHEETS AND TOWELS / LAUNDRY

Towels are in the laundry room, you'll see them as soon as you walk in.

Extra sheets are in each room's closets.

On checkout please pull the sheets and leave them on the bedroom floor together with your used towels.

MUSIC & TV

There are 2 Bose loudspeakers that can be used wireless. They connect via bluetooth and it pairs with a button on the back. **If you want to use both then you need to connect only to the one that's next to the bar.** You can also bring this one out to the creek or deck, please just take good care of it.



The TV upstairs is managed with the Apple TV remote, feel free to use any streaming service you find available.

HEAT AND FIREPLACE

Each room is heated via independent electric baseboards, including the bathrooms. You will find the knob in each room, most of them are yellowish. Setting them halfway through is more than enough to fully heat a room.

The living room stove usually has logs next to it. There are more in the garage, and if you run out of it there are plenty stored in the shed by the entrance.

During the summer the house is generally cool with the windows open.

OUTDOORS

You are in the best place to enjoy the outdoors. Make sure you dip in the creek, no matter the weather, it is worth it. We have stuff for the beach inside the shed by the creek. Make sure you use sandals or water shoes.

If you're into hiking then you're in luck, the trailhead for Mount Tremper's watchtower is just across the street from the property's entrance.

You are 6-min away from the Ashokan Trail, undoubtedly one of the most beautiful places in the Catskills.

There's another fun hike with the trailhead at the park in Phoenicia town.

EATING AND HANGING OUT

Woodstock is just 15 min away and offers plenty activities, including these top dining spots:

1. [Silvia](#) (new american)
2. [Good Night](#) (asian)
3. [Medo](#) (Japanese)
4. [Nirvana](#) (Indian)
5. [Penny Tavern](#) day time favorite with great food and drinks

Phoenicia is just 4min away though it only has 3 restaurants:

1. [Brio's](#) is surprisingly good, especially the pizza. They're almost always open
2. [Bettina](#) is new and opens only weekends 9-3pm

CASA PHOENICIA

3. The Phoenician Steakhouse is upscale and we have never been so can't say anything about it

Right across the creek is the Woodstock Brewery, really good food, just a 5-min drive.

Phoenicia Diner is a very famous spot, very close to the brewery.

Oliver's at the Howland House is 3 min away, cute and good

Foxfire Mountain House is beautiful and delicious, might be hard to find a reservation.

Shandaken Inn has great food and outdoor space. Make sure you try the burger

The Pines is very close by and has good food and vibes

If you want to drive a little further and see some new towns some of our favorite spots are:

1. Deer Mountain Inn in Tannersville
2. Scribner's Lodge in Hunter
3. Inness in Accord
4. West Kill Brewery in West Kill has amazing craft beer and good burgers

IN CASE OF EMERGENCY

- First Aid in the closet in the large bathroom
- Emergency room, closest is in Kingston, 30 min away, or Rhinebeck Hospital 40min away
- There is ambulance service in Phoenicia, dial 911
- Fire and police are in Phoenicia, dial 911

CONTACT

- Call JP at 917-514-3125
- Call Ana at 347-681-3259
- If neither answer and you need immediate attention call Jorge at 646-708-1031
- If no one else answers please call Rene (contractor) at +1 (845) 399-2181