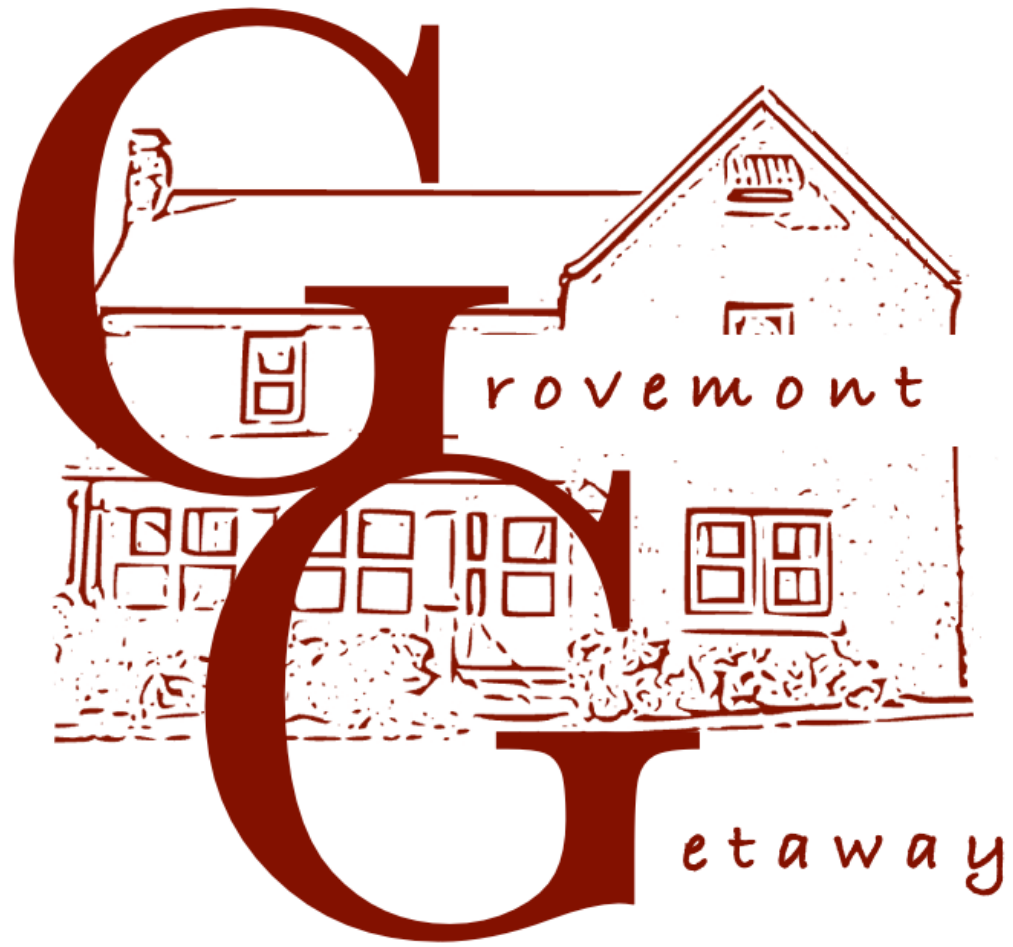


Welcome to...





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## Welcome!

Thank you so much for choosing Grovemont Getaway for your stay in the Asheville area. We hope you have a wonderful visit! Please find useful information about the house below, and if you have any questions, please don't hesitate to reach out.

## Check-In Instructions

Check-in begins at 3:00pm. Your front door code is unique to your stay and will deactivate after you check out.

## Parking

You should be able to fit cars side-by-side in the driveway. Please do not park in the grass.

## Wifi Info

Network name: Grovemont Getaway  
Passcode: grovemont205getaway

## Contact Information

For any non-urgent, informational house issues or local area questions, please message us through the AirBnB app.

For any emergent issues, please call or text:  
Liz: 910-619-5652  
Tobey: 828-989-3084

For any true emergencies, please call 911 📞

## House Rules

**Quiet hours:** all guests will observe quiet hours from 10:00 p.m. to 8:00 a.m.

**No smoking:** no smoking is allowed in the house or anywhere on the premises.

**No pets:** no pets of any kind are allowed in the house or anywhere on the premises.

**Guest access:** while you have full access to the house and property, the basement is locked. Please do not go down there. It is a scary old house basement!

**Fireplace:** While the fireplace is a charming feature of the house, burning a fire in it is prohibited. Our insurance folks told us it's 'a risk'.

**Create memories:** Please have fun and enjoy your stay!



## Getting In and Out

In an attempt to keep the house keyless, we recommend coming and going from the front door, making sure the back doors are locked prior to leaving the property. You are more than welcome to use the back doors while on the property. If you would prefer to have keys to the back doors, please reach out and we can supply them to you. Remember to lock the front door when you leave by pressing and holding the # sign until it announces “locked”.

\*\*\*Reminder\*\*\* your code to get in is the last 4 digits of the phone number used to make the reservation followed by the # sign.

## Nest Instructions

The Nest thermostat in the dining room controls the whole house. It will be on a default setting of heat/cool with the heat running to bring the temperature up to 69 and cooling down to 73 degrees (i.e. if it drops to 67 degrees, the heat will run until it reaches 69 again. If the temp climbs to 75, the air will run until it's back down to 73). Feel free to set the Nest to whatever mode and temperature you prefer.

Steps to change the mode:

- Click the bottom portion of the control panel
- Rotate the dial until you get to MODE (it has wave symbols)
- Click the bottom portion of the control panel to open MODE
- Rotate the dial until you highlight whichever choice you prefer (heat, cool, heat/cool, off)
- Click the bottom portion of the control panel to confirm your selection

Steps to change the temperature:

- If in heat- or cool-only mode, simply just rotate the dial to your desired temperature
- If in heat/cool mode rotate the dial to whichever setting you would like to adjust, click the bottom portion of the panel, and rotate the dial to adjust it

If you are having problems let us know, as we can also adjust the settings from our app!

## TV Instructions

There are ROKU TVs in the family room, on the all-season porch, and in the primary bedroom. Each is already logged in to Netflix, Hulu, Disney+, Prime Video, and Prime Music. In Prime Video, there are subscriptions to HBO Max and Paramount+. You can also stream live TV via the Spectrum app. Content purchases have been disabled. When prompted to select a profile, please select the Grovemont Getaway option.



## Laundry

The laundry machine is located in the hallway between the kitchen and the all-season porch. The light switch is located to the right of the entrance in the kitchen. There are detergent pods and dryer sheets provided for your use (or feel free to use your own).

- To operate the laundry machine:
  - Put your pod (or 2) in first, then your laundry
  - Power it on
  - Turn the dial to choose your type of load (99% of the time I use cotton/normal)
  - You may adjust the wash temp, spin speed, and soil level by pushing the buttons (I rarely adjust those settings)
  - Press the play button
- To operate the dryer:
  - Put your dryer sheet in followed by your freshly washed laundry
  - Power it on
  - Turn the dial to your preferred setting (99% of the time I use cotton/normal and adjust the “dry level” to very dry)
  - Depending on your setting you may adjust the dry level, time dry, and temperature control using the buttons
  - Press the play button! ... and patiently wait for a long time
  - When it is done, remove your clean/dry laundry and **\*\*please\*\*** empty the filter prior to drying another load
- Towels for home purposes (spills, etc.) are located on the shelves next to the machines.

## Exterior Monitoring

The front porch has a Nest camera that captures live video. We do use it to monitor guests (mostly to ensure you're not trying to throw a rager), but also to make sure everyone is simply adhering to the house rules above.

There are no interior cameras, noise sensors, or any other monitoring devices.



## Old House Nuances

The house is nearly 100 years old, and with age comes a bit of what a realtor would call 'old house charm'. If a doorknob does not open, try turning it clockwise 😊 Here are a few things to note for each room:

### All-season porch

- To get in, use the key that is tied to the doorknob to open the lock.
- The overhead fan and light are operated by the remote located on the wall in the laundry area (to the right of the door). In attempt to keep this remote from getting lost, please keep it in this location.
- On a beautiful sunny day, the room can get QUITE warm. There are pull-down shades to help block the sun and regulate the temperature.
- This room has its own temperature control. The remote should be sitting on top of the mini split (to the right of the interior door if you're standing inside the porch). It is fairly straightforward to operate it - just power it on and select your mode and adjust the temperature with the remote.
- Feel free to open the windows to enjoy a breeze! We ask that you keep the screens closed to keep critters from making themselves at home.
- Enjoy the games, puzzles, toys and books!

### Kitchen

The kitchen is fully stocked for all of your cooking and baking needs. Since it's hiding, we did want to let you know that the microwave is behind a cabinet to the left of the bar area under the small window. There are also specialty appliances for your use:

- Crepe maker
- Waffle maker
- KitchenAid mixer
- Cuisinart 2-in-1 blender/food processor
- Toaster
- Coffee maker
- Nespresso machine (extra pods on top shelf of the coffee area)



Other things to know about the kitchen:

- You are welcome to use any items in the kitchen.
- Dishwasher pods are located under the sink.
- To run the dishwasher, power it on with the button on the left and then close the door. If you don't hear it start running, then power it off/on and try again.
- Most folks would consider the sink faucet reversed: down is hot, and up is cold. The knob at the end of the faucet directs the water to the sprayer or normal faucet based on its position. If you find that the faucet is not working, turn that knob. The dispenser to the right is just for show!

### *Family Room*

- As stated above, our insurance provider said the fire place is a no-go, but it is pretty 😊
- Feel free to use any goodies you find in the desk!
- Blankets to snuggle with for a movie night are located in the trunk.
- The Wifi router is located behind the couch (in case it needs to be rebooted).

### *Twin Room*

- The light and fan are controlled by the switch, and then the remote. Turn the light switch on, and then use the remote to choose your lighting and fan settings.
- Please keep the remote in its receptacle so that it doesn't go missing.
- A portable crib is located in the closet.
- There is an extra mattress under one of the beds. Bedding for it is in the hall closet.
- There is a foam pad in the closet that you are free to use as well. Kids can sleep on anything!

### *Jack and Jill Bathroom*

- We have put shower curtains to surround the entire tub (until recently it was only a tub and the walls above the tile would not appreciate water). The curtain splits in the middle for you to get in. Please be mindful that they are closed while you shower – and enjoy the view!
- To switch between the tub faucet and showerhead, pull up for shower or push down for the tub on the spout.
- To fill up the tub, turn the “waste” knob in the middle to close the drain.
- We ask you watch the tub filling closely - there is not an overflow drain available on a 100 year old tub!
- Extra toilet paper is under the sink.



## Green Room

- An iron/ironing board is in the closet.
- If you prefer a more snuggly comforter, it is in the corner cabinet.
- A twin air mattress, pump, and bedding are on the bottom shelves of the corner cabinet.

## Primary Room

- If you prefer a more snuggly comforter, it is in the wooden cabinet.
- The shower can be tricky to get a good temperature. The best approach is to turn the hot water ALL the way on and the cold water just a skosh. Make \*minor\* adjustments to the cold water to achieve your desired temperature.
- Extra toilet paper is in the box on the back of the toilet. If you need more, it is available in the bedroom closet.

## House Maintenance

You may hear some noises or see some people out in the yard, and that's ok! Here are a few things to expect:

- Thursday mornings the generator kicks on for its weekly cycle and makes a humming noise. It is outside next to the family room.
- Our friendly yard guy Scott mows on Mondays (weather permitting). He grew up in the area and is a wealth of knowledge!
- Jess and her crew maintain the gardens. Wave hello if you happen to see them!

## Amenities

We're happy to offer the following goods to help make your stay more comfortable, as well as where to find them:

- Highchair: front hall closet
- Extra sheets and towels: upstairs hallway in the built-in cabinets
- Broom & vacuum: front hall closet
- The elephant in the room....the kegerator! We hope to stock it one day with craft soda, but for now it remains empty. If you happened to bring a keg, CO<sub>2</sub> tank, and tubing, feel free to set it up and put it to use 😊



## Trash and Recycling

Trash and recycling are collected Wednesday morning. We will come roll out the bins on Tuesday evening or early Wednesday morning. The bins are located in the closed portion of the carport if you need to dispose of anything during your stay. Bears are common in the Swannanoa Valley and like to sneak a yummy meal from available trash bins, so we have to keep them locked up!

## Check-out Procedures

Check-out time is at 11:00am. Don't worry about trash, laundry, dishes, etc. - you paid a cleaning fee! Just make sure you have all your belongings and lock the door behind you. We're happy to ship any forgotten items back to you as long as you cover shipping costs.

## History of the House

This historic Grovemont residence was built in 1927. It is one of the 15 original homes of E.W. Grove (of the Grove Park Inn). Look for the local history books in the family room to read and learn more! The home was owned by the Lemieux family for most of its existence. George Lemieux was the plant manager at the Beacon factory in Swannanoa. He and his wife Opal raised their SIX children in this home! The Beacon factory was located downtown Swannanoa and was a large employer in the Swannanoa Valley. It burned down in the early 2000s and the site has been vacant ever since. Excitingly, a bike and walking park is planned to be built soon at the site!

The GIANT tree in the front yard is a Dawn Redwood. Per locals it was planted in the 1950s and is rumored to be the largest in the state. It makes for a great climbing tree for little explorers 😊

## Leaving a Review

We would greatly appreciate you leaving a review on AirBnB. If you have had anything other than a 5-star experience, please contact us prior to leaving a review so that we can make it right.



## Local Favorites

The best food delivery apps in this area are:

- KickbackAVL.com (no app, just a website – has a lot of local favorites and they donate a portion of sales)
- Takeout Central
- Doordash
- UberEats

### Swannanoa

Many of our favorites were destroyed in Hurricane Helene. We look forward to watching the area re-grow!

1. Blunt's pretzels - artisanal bakery of authentic German-style soft pretzels.

### Black Mountain

1. Dripolater – great local spot for your morning coffee and pastry
2. Blue Ridge Biscuit Company – their sweet rolls are also worth the carbs
3. The Grange (look up 'Foothills Grange' on GoogleMaps) – serves beer and wine, full food menu, and has a very kid-friendly outdoor play area
4. Trailhead Restaurant & Bar – family-friendly restaurant with live music (best mac and cheese in town per Tobey, who is a connoisseur of the dish)
5. Pure & Proper – highly suggest making a reservation if you plan on going - pairs perfectly with a cocktail from Oak and Grist for an adult night out!
6. Shopping – stroll down W. State, Cherry St., and Sutton Ave to browse the many local shops and galleries

### Asheville

1. Mills River Brewing Co – if you're willing to make the drive (or need to spend time before heading to the airport), this brewery serves a full menu of food and has a lovely wooded area for kids to run around and explore in
2. Nine Mile – visit any of their three locations for delicious Caribbean food
3. The Radical Hotel – visit their rooftop bar for a cocktail
4. French Broad Chocolates – two words: Chocolate. Lounge.



## *Area Attractions*

1. Blue Ridge Parkway – take 70 W for about 4 miles and hop on the parkway heading north. Drive as far as you'd like and enjoy the views!
2. The Biltmore – you could easily make a day of the house and grounds. Note that they ticket different areas separately these days.
3. River Arts District (RAD) – the walking paths are re-open, and you can find artist studios and galleries to support.
4. LaZoom tours – a little bit cheesy + a dash of touristy = a fun afternoon.