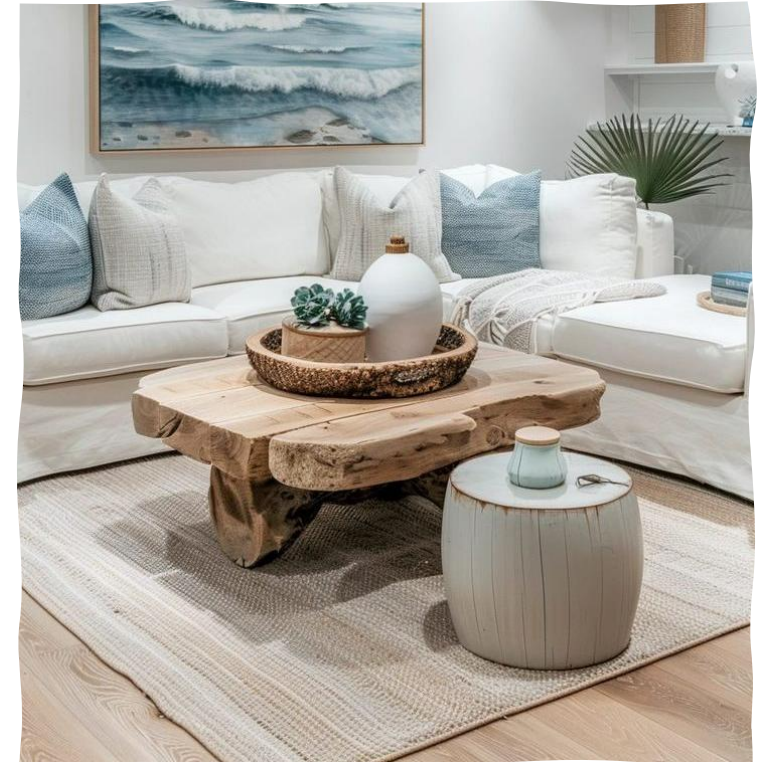


# Gulf Coast Resort Rentals & Real Estate

## 2025 Lookbook





# Welcome to our first edition of the Owner's Lookbook!

---

This is designed to help new owners get set up, or for anyone interested in updating their condos.

After photographing, marketing and cleaning over 100 rental properties, we wanted to share our experience of what works best and what renters are looking for. Some of our Owners have designed gorgeous spaces that inspired us. You might see your unit featured in these pages!

You can find shoppable items on this Amazon list:

[Owners Lookbook](#)

# What is our Linens Program?

- All our units are enrolled in our Linens Program. This means we supply all the sheets and towels used in all our units. When the unit is cleaned, all the sheets and towels are sent out to be laundered, and the cleaners bring a new set of clean sheets and towels with them. We use hotel standard white linens.
- This means you will not need to supply sheets, towels or bathmats for your guests. Of course, if you have some you would like to use when you stay, these can be stored in an Owner's Closet for your own use.





---

## Our favorite bedspread is...

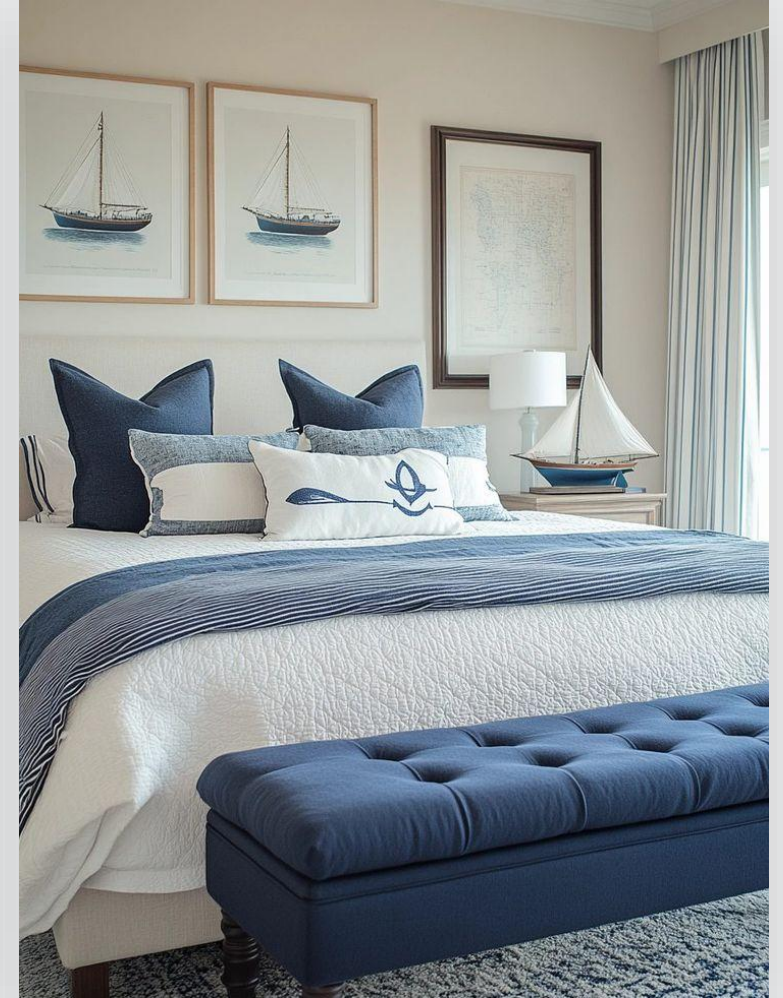
[Amazon.com:](#)  
[Maple&Stone White Quilt Set,](#)  
[Lightweight Bedspread](#)

- Bedspreads are not part of the Linens Program; they are individual to each unit, and are washed in the unit during cleanings. The best bedspread for short term rentals is a lightweight, washable one!
- We prefer this style because
  - it's washable & bleachable
  - it dries quickly
  - it photographs well
  - it looks clean to guests
  - it's inexpensive to replace if needed





A clean white quilt compliments any style!







Does your unit have a smart TV in every room yet? Guests love having a smart TV in the bedrooms too.

They have never been cheaper! Just order one and we are happy to help install it.

Our favorite TV is...

A Roku TV! It has live TV and all the streaming apps, and doesn't require cable.



Roku TVs have a feature especially for short term rentals. You can set up Guest Mode, which allows each guest to log into their own streaming apps during their stay, and automatically resets when they check out.



- To enable Guest Mode on your Roku device, follow these steps:
  - On your Roku remote, press Home.
  - Scroll and select Settings.
  - Select Guest Mode.
  - Enter your Roku PIN (or first create a PIN at [my.roku.com/account/PIN](https://my.roku.com/account/PIN)).
  - Select OK and confirm.
- We're happy to help set it up!



# Our favorite coffee maker is...

This allows guests to brew a pot of coffee or use a single serve pod, so they can do whatever they are used to doing at home.



[Amazon.com: Keurig K-Duo Single Serve K-Cup Pod & Carafe Coffee Maker](https://www.amazon.com/Keurig-K-Duo-Single-Serve-K-Cup-Pod-Carafe-Coffee-Maker/dp/B078K38884)



Guests love a well stocked kitchen!

- ☐ a coffee maker
- ☐ a toaster
- ☐ a blender



## Some things we occasionally need to replace between guests:

- Shower curtain liner
- Toilet brush / plunger
- Toilet seats
- Drain stoppers
- Small appliances (if they break)
- Tupperware
- Nonstick pan (if it's damaged)
- Cleaning supplies
- Laundry basket
- Hangers
- Pillows (if they're stained)

## Some things you could check / consider replacing yearly:

- Patio furniture cushions
- Throw blankets
- Bedspreads
- Bed pillows
- Decorative pillows
- Artificial plants
- Throw rugs
- Nonstick cookware
- Small appliances
- Blinds / curtains



- Thinking of updating your decor? Our renters come looking for a **Gulf Coast Resort Rental** – so coastal style is always a good choice!
- Lighter colors look bright and clean
- Minimal décor is easier to keep clean and organized

<https://www.amazon.com/shop/porchdaydreamer>







We found several of our units have ceiling fans that need updating. Are your fans drooping?

Our maintenance team can install a new fan for you! Just order one on Amazon 😊



Honeywell Ceiling Fans Foxhaven, 52 Inch Farmhouse Indoor Outdoor Ceiling Fan with Light, Pull Chain, Dual Mounting Options, Dual Finis...

AC

★★★★★ 241

50+ bought in past month

\$165<sup>00</sup> List: \$229.99

prime



Sofucor Low Profile Ceiling Fan With Lights Remote Control 52 Inch Flush Mount Ceiling Fan Modern Wood Blade Fan For Bedroom...

DC

★★★★★ 1,029

50+ bought in past month

\$169<sup>99</sup> Typical: \$179.99

Save \$40.00 with coupon



Thinking of buying some new furniture? These beautiful units in the Villas have chosen easy-to-clean leather furniture, which will hold up well to guest use.

In general, light colored fabric furniture doesn't fare well in short term rentals... opt for something easy to keep clean!



Open storage is great for short term rentals!  
Guests won't leave their items behind, and  
cleaners have fewer drawers to check!







Closet, cabinet and drawer organization is important to the guest experience!

It lets them feel welcome in the space, like it was designed with hospitality in mind.

## How can we work together on this?

## Owners can:

## Declutter

Set up organizational systems like the one shown, so it's easier for guests and for us to put things back where they go

We organize in between guests, and do our best to continue any organizational systems we can see.



On the topic of closets:

We try to keep closet space clean and welcoming for guests, so if you need to store items in the unit, consider designating a locked Owners Closet for this purpose.

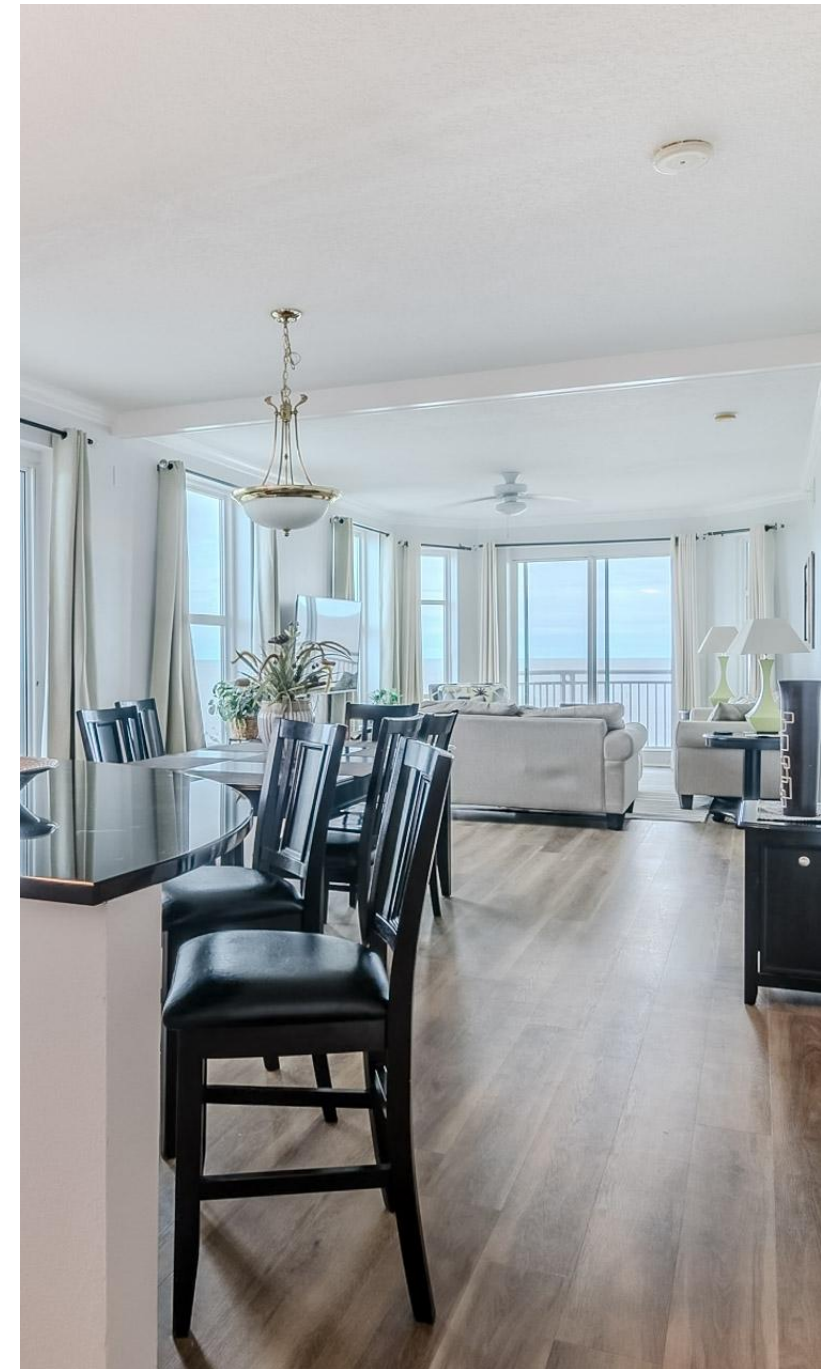
We can install a lock for you if you like. Also, if you have things accumulating in your closets, we're happy to help donate them for you!





Considering bigger improvements or a remodel?

This unit just got new flooring and got rid of their carpets. What a difference! Guests love the clean feel of hard floors. This is a great update!







We're delighted to continue working with you in 2025!

Our maintenance staff is available to help you assemble or install new furniture or fixtures to update your unit. Let's get ready for our best year yet!

Your team at Gulf Coast Resort Rentals