

WE'LL COME



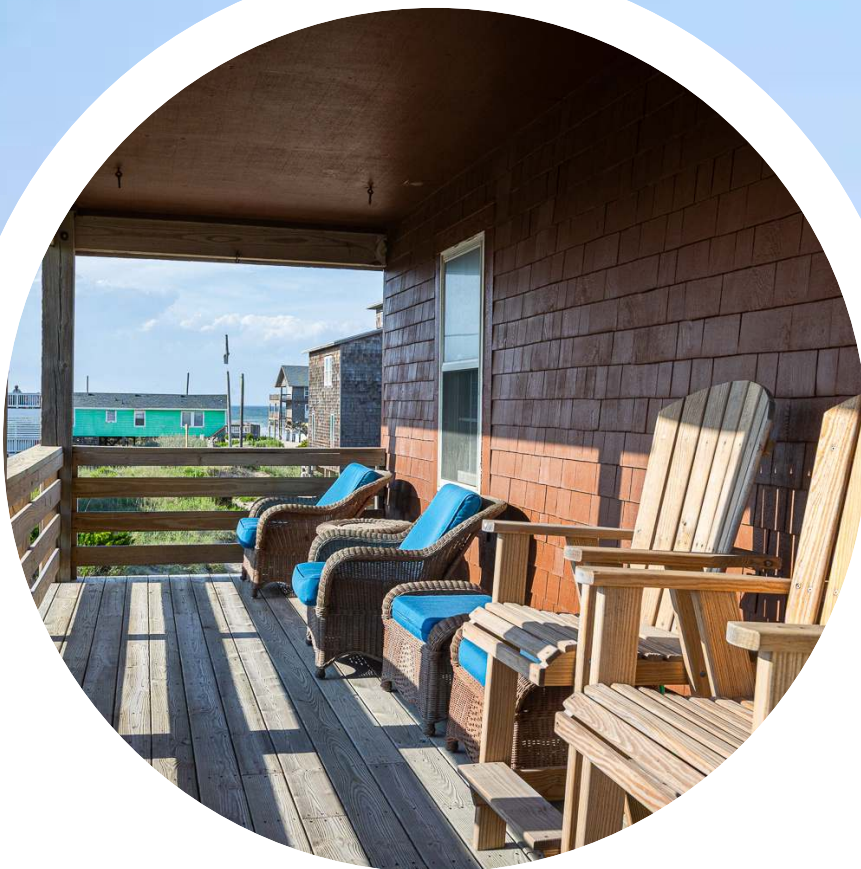
YOUR
Guide

**23236 SURFSIDE DR.
RODANTHE, NC 27968**

OCEANFRONT

HOT TUB

PET FRIENDLY



Welcome

Welcome to Salt & Sand. Glad you're here.

Whether you're here for the waves, the sunrises, or just some serious downtime with your people- we're glad you made the trip.

This guide covers everything you need: how things work in the house, where to eat, what not to miss, and a few local spots we actually go to ourselves.

If something comes up, reach out. We're easy to get ahold of and want your stay to be the real deal.



Meet The HOST



HI! FROM BROWN HOUSE PROPERTY TEAM!

I'm Steve — builder, dad, and the guy who sweats the details so you don't have to. Amie and I started Brown House Properties because we believe the best vacations happen when everything just works and you can actually focus on the people you came with.

Salt & Sand is set up for real family time — whether that's shelling at low tide, watching the sunrise with coffee, or doing absolutely nothing for three days straight. Dogs welcome, no apologies needed.

Clean home, stocked essentials, fast responses. That's the standard we hold ourselves to.

Questions or need something? Message us directly through the platform you booked on — that's the fastest way to reach us.

Steve

About The HOUSE



Salt & Sand is a reverse-plan 5BR/3.5BA oceanfront home in Rodanthe — top floor living, dining, and kitchen with the ocean front and center, exactly where it should be.

King suite, two queens, two bunk rooms. 6-person hot tub on the deck. Beach steps away.

Full kitchen, fast Wi-Fi, Smart TVs, washer/dryer, outdoor shower. Dogs welcome. Everything you need, nothing you don't.



5 BR / 3.5 BA
SLEEPS 12

OCEANFRONT
HOT TUB

PET FRIENDLY
FAST WIFI

Things TO KNOW

CELL RECEPTION



Most major carriers are reliable in town and on the beach — expect a mix of 4G and 5G. Service can get spotty in more remote areas. Depends on your carrier.

PARKING



Three spots in the driveway, off-street. No street parking needed.

CLIMATE CONTROL



Central air and heat throughout. Two thermostats — one controls the top floor, one controls the second floor.

TAP WATER



City water — clean and drinkable straight from the tap.

ROAD ACCESS



GPS to 23236 Surfside Dr., Rodanthe, NC 27968 is accurate and straightforward. No unpaved roads or tricky turns.

SUPPLIES



We stock the basics to get you started: paper goods, bath toiletries, dish soap, and coffee maker. Kitchen has pots, pans, oil, salt and pepper. Bring your own beach towels and chairs — bath linens are provided.

Your **BEDROOMS**

MASTER SUITE

Second floor, king bed, private bath. Sliding doors open directly to the ocean-facing deck — the hot tub is right outside. Best sunrise seat in the house.

1 X KING BED



BEDROOM TWO

Second floor, queen bed. Shares the ocean-facing deck with the master suite. Jack-and-Jill bath shared with Bedroom Three.

1 X QUEEN BED



BEDROOM THREE

Second floor, queen bed. Faces the front of the house with direct access to the front deck — best spot for sunsets. Jack-and-Jill bath shared with Bedroom Two.

1 X QUEEN BED



BEDROOM FOUR

First floor, twin-over-full bunk beds. Jack-and-Jill bath shared with Bedroom Five. Great for kids or the ones who just need a place to crash after a beach day.

1 X TWIN OVER FULL BUNK BED



BEDROOM FIVE

First floor, twin-over-full bunk beds. Jack-and-Jill bath shared with Bedroom Four. Same setup as Bedroom Four — works perfectly for a second crew of kids or extra guests.

1 X TWIN OVER FULL BUNK BED





The KITCHEN

SOME THINGS TO KNOW

The kitchen is fully stocked for real cooking- not just reheating. Two full-size refrigerators: one in the main kitchen, one on the second floor near the front entry. Dedicated drink cooler on the first floor for cold drinks straight off the beach. Kitchen bar seats 5. Outdoor dining area on the deck. All 6 TV's are Roku-log into your own streaming service to keep up on your shows.

APPLIANCES & COOKWARE

- Refrigerator (x2)
- 4-burner Electric Stove
- Oven
- Dishwasher
- Coffee Maker
- Blender
- Microwave
- Electric Kettle
- Ice Maker in re Fridgerator
- Dinnerware for 12 Guests
- Cutlery
- Pots, Pans & Bakeware
- Variety of Glassware



*Enjoy
Complimentary*

Coffee & sugar
Basic condiments
Dish soap & dishcloths



Arrival & **CHECK IN**

Check In

4:00 PM

Your smart lock code will be sent to you the morning of your arrival. Head straight to the front door — no office stop, no key pickup. Park in the driveway (3 spots available) and you're home. If you have any trouble with the code, message us through the platform and we'll get you sorted fast.



Check Out

10:00 AM

Late checkout isn't available — we have a tight window to get the house ready for the next family.

On your day of departure, please have a look at our check out checklist at the end of this guide.



WIFI

NETWORK

Salt&Sand



PASSWORD

23236Salt

House **RULES**

01

NO SMOKING

No smoking or vaping anywhere on the property, including the decks. Please take it to the street if needed.

02

GUESTS

Only registered guests are permitted on the property. Please notify us if you'd like to add guests to your reservation.

03

NO PARTIES

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

04

PETS

Two well-behaved dogs maximum. No other animals or pets permitted. Please follow posted pet guidelines — additional cleaning fees apply if needed. Please do not feed the wildlife.

05

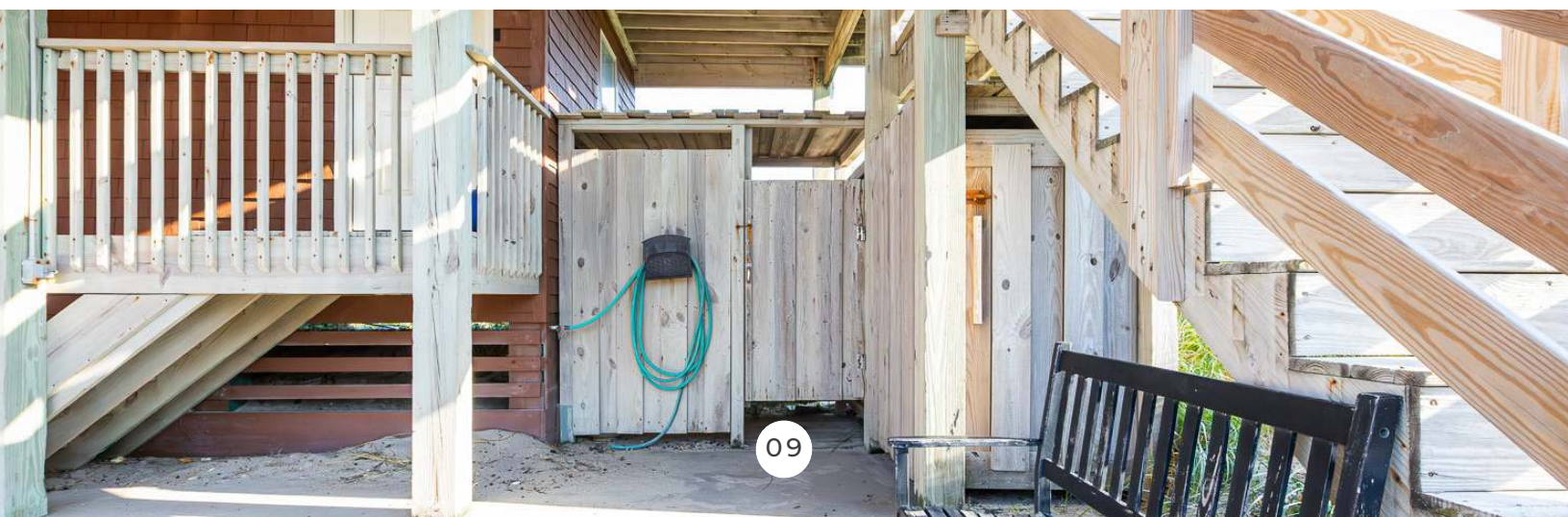
QUIET HOURS

Quiet hours are 10:00PM to 8:00AM. Enjoy the sound of the waves, not the neighbors' karaoke.

06

DAMAGE

Please report any damage or malfunction immediately so we can take care of it. We appreciate the heads up — accidents happen.





Emergency **INFORMATION**

EMERGENCY CONTACTS



Emergency | 911
Poison Control | 1.800.222.1222

FIRE EXTINGUISHER



Located under the kitchen sink. Fire blanket is on the side of the refrigerator.

FIRST AID KIT



Small first aid kits are in each bathroom.

HOSPITAL



The nearest hospital is approximately 45 minutes north by car.

**Outer Banks Health Hospital 4800 S
Croatan Hwy,
Nags Head, NC 27959**

WEATHER & STORMS

If you hear thunder, get indoors immediately.
Dare County emergency alerts text DareEmergencyAlerts to 77295. Details at DareNC.com/Alerts

OCEAN & SURF SAFETY

Caught in a rip current? Don't panic. Float, signal for help, and swim parallel to shore — never against it.
Text OBXBeachConditions to 77295 for daily beach condition updates. More info at darenc.gov/departments/emergency-management/beach-hazards

TRASH



GARBAGE

Outdoor trash bins are located at the side of the house. Please take all trash to the bins and make sure lids are fully closed. Trash is picked up Tuesday and Friday mornings early — roll bins to the curb Monday and Thursday nights. Wheels face the house, nothing on top or around the bins. The truck uses a mechanical arm so placement matters.

Getting AROUND



ON FOOT

Liberty, Island Convenience, Chicamacomico, the skate park, and Beads & Beans are all within a half-mile. Beach access is steps from the front door.



BY BIKE

Flat island, low traffic — bikes work well for local errands. Liberty, the surf shop, and the museum are all bikeable from the house.



BY CAR

Everything runs on NC-12. North to Nags Head, south to Avon and Hatteras village. GPS works fine — use the address. Fill up at Liberty, 0.3 miles from the house.



HIGHWAY NC-12

NC-12 is the only road on and off Hatteras Island. Sign up for local alerts. text DareEmergencyAlerts to 77295.





Things TO DO



THE BEACH

Just steps from the front door! Low tide is prime shelling time on Hatteras — some of the best on the East Coast. Check the tide chart before you head out.



CHICAMACOMICO MUSEUM

One of the best-preserved life-saving stations on the Atlantic coast. Self-guided tour, tower views, great for all ages. Weekly live drill reenactment in season. Check website for details, admission, and hours.



GRAVEYARD RUN SKATE PARK

Smooth transitions, bikes welcome. Also has a basketball court, pirate playground, and covered picnic area.

SURF SHOP

The Rodanthe Surf Shop has been here since '89. Boards, gear, honest advice. Talk to Jason — he'll point you in the right direction, next door to Liberty gas station.

KITEBOARDING & WINDSURFING

The sound-side flats between Rodanthe and Waves are world-class kite and windsurf water. Even if you're not in the sport, worth a drive-by to watch.

WILD HORSES

The wild Colonial Spanish mustangs of Corolla are about 90 miles north — a well-known OBX bucket list item. Worth the drive if you have a full day. Stick to the beach and ORV routes and you're likely to spot them.

Places TO SEE

CAPE HATTERAS LIGHTHOUSE

approx. 30 miles south in Buxton.
Tallest brick lighthouse in the US.
Climb it, walk the grounds, check
National Park Service for hours and
admission costs before you go — it's
seasonal.

📍 47175 Lighthouse Rd, Buxton,
NC 27920



PEA ISLAND WILDLIFE REFUGE

Approx. 15 miles north. Easy trail
along the sound, great for all ages.
Free. Watch for Great Blue Herons,
egrets, and snow geese depending
on the season — birders consider
this one of the best spots on the
East Coast.

📍 NC-12, Rodanthe, NC 27968



OCRACOKE ISLAND

A ferry south from Hatteras Village
— book ahead in season. Quieter,
more remote, different energy.
Worth a full day trip.

📍 Hatteras-Ocracoke Ferry,
Hatteras, NC



Places TO EAT



BEADS & BEANS OBX

Coffee, pastries, and a little gift shop energy. Ask for an Izzy. The apple fritter goes fast.

📍 24202 NC-12, Rodanthe



WAVES MARKET & DELI

The sandwich counter in the back is the reason people drive here twice in one day. Beer, wine, and local provisions up front.

📍 26006 NC-12, Waves



LISA'S PIZZERIA

A Rodanthe (seasonal) institution. Tiny place, serious pizza. Expect a wait on the weekends — worth it.

📍 24158 NC-12, Rodanthe

WORTH THE DRIVE NORTH:

Pigman's Bar-B-Que (Kill Devil Hills), Blue Moon Beach Grill (Nags Head), Swella's Brewing (Kill Devil Hills — awesome IPA's). All worth building into any day trips north.



NEAREST...

Your



GAS & CONVENIENCE

Liberty- approx. 0.3 miles north.
Closest station to the house.
Convenience store and deli inside.

📍 23532 NC-12, Rodanthe



GROCERY/ PHARMACY

Food Lion — approx. 13 miles south in Avon.
Only full-service grocery on the island.

Beach Pharmacy of Avon is in the same
strip mall.

📍 41934 NC-12, Avon



LIQUOR STORE

Dare County ABC Store — Approx. 20
miles south. Full selection. Open Mon–
Sat (check website for hours). Closed
Sundays.

📍 147348 NC-12, Buxton

BEFORE

You Go

LINENS



Strip all beds and leave linens in a pile on the floor

DISHES



Run the dishwasher or hand-wash remaining dishes

FOOD & TRASH



Take all trash to the outdoor bins.

LIGHTS & CEILING FANS



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

WINDOWS & DOORS



Close and lock all windows and doors — don't forget the bottom door from the driveway

LAST MINUTE CHECK



Check for personal belongings — under beds, in drawers, in the fridge

STREAMING SERVICES



Log out of all streaming accounts on the TVs



THANK *You*

Hope you had a great stay. Rodanthe has a way of getting into people — we hope it got into you a little too. If something wasn't right, message us before you go. We'd rather fix it than read about it later.

If everything was great — we'd really appreciate a review. It takes two minutes and means the world to a small family operation like ours.

- Steve & Amie

If you have a moment, please leave us a review on Airbnb, VRBO, or your booking platform — it makes a real difference. Thank you for being a great guest.

