

Welcome aboard Mystic Grace!

31 Water Street, Mystic CT 06355



Contact:

Eric: 860-857-6872

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WELCOME

Welcome aboard Mystic Grace!

Welcome aboard Mystic Grace, Mystic's first Airbnb yacht! This welcome book is intended to help you get acquainted with the area and the boat. We've downloaded our years of area knowledge for you to enjoy! Favorite restaurants, golf courses, vineyards, and more. Along with our area guide you'll also find everything you need to know about staying aboard a boat. From air conditioning to the unique daily life on the river. You will find a bound copy of this guide in the home, which you are welcome to take out with you during your stay, so you needn't print this out.

Your Mystic River yacht home

Mystic has a rich and storied history with the boating and shipping industries, and we thought that creating an on-water Airbnb experience would be a unique and fun way to visiting our slice of heaven. The yacht is a 1986 DeFever that contains three berths (sleeping six), one and half heads (bathrooms for the landlubbers) as well as a galley kitchen equipped with a refrigerator, stove/oven, microwave and toaster oven for your dining pleasure. The Mystic Grace features two salons, one on the aft main deck which features sliding doors to the aft deck, as well as access the comfortably outfitted bridge. We have two pull-out couches for the ultimate in comfortable lounging on this level along with a tv and a small refrigerator for creating a great space to gather. Below deck there is the Main Salon equipped for the comfort and enjoyment of our guests. The yacht has a brand-new heating and air conditioning system, fully prepared to meet your comfort needs.

Our philosophy

You want to have a wonderful visit and we want that for you too. We believe that when you are here this is your home for the duration of your stay and hope that you will be relaxed, comfortable and happy.

Welcome to our piece of paradise!

Chris and Eric



We're on Instagram! [Mystic_Grace_Airbnb](#)

ARRIVAL & DEPARTURE INFORMATION

ARRIVAL INFORMATION

ACCESS CODES / INSTRUCTIONS

Mystic Grace is located at the Mystic Downtown Marina which includes parking for your stay. Upon your arrival you will need to remove the gate card from the lock box attached to the card reader. The access code is **XXXX**, push hard, grab the card, once the gate open, place the card back in the lock box and lock it up, there are two gate keys on board for your stay. Please be advised that there is a \$50 fee if you lose the key card, per marina rules. There is a key onboard *Mystic Grace* that locks the main cabin door (with the stairs that lead into the main area of the boat). If you are doing a solo check-in the boat will be unlocked (very common in the boating world).

CHECK-IN TIME

Check-in time is 4pm. Please contact us if you would like an earlier check-in if we can we absolutely will.

WIFI / INTERNET DETAILS

The house has free Wi-Fi. The details are:

XXXXXXXXXX

The service is provided for your enjoyment, but you are responsible for safe and appropriate use and complying with all laws.

ICE MACHINE

There is an ice machine in the parking lot near the Cool Boats shop. **XXXXXXXX**; ice is \$3/bag, cash only, which you place in the cup inside the machine.

PARKING

Parking is provided on site for 2 cars. Please be advised that the MDM parking rules are applicable to our guests. No trailers, RVs or campers are allowed in the lot. Due to the transient nature of a marina, we cannot guarantee parking for more than 2 cars during the boating season.

MARINA GUEST BUILDING

There are laundry and bathing facilities in the marina building, the code for the door is **XXXXX**. There is a laundry on board for our guests.

DEPARTURE INFORMATION

CHECK-OUT PROCESS

When you leave, please ensure the following simple tasks are done:

- please take your trash to the commercial dumpster at the south end of the parking lot. There are extra trash bags under the sink if you need to swap out during your stay. If you do not make it to the dumpster, please be sure to bag up the trash, especially food, as the cleaners may not be in immediately and we would like to avoid inviting fruit flies aboard. Please empty out the fridges and freezer of any items you brought on board if you are not taking them with you.
- please set the air-conditioning 72F or higher.
- please clean any dishes, glasses, utensils and cooking wares
- ensure that all windows and doors are closed, including the door and hatch leading to the bridge.
- leave the gate key and cabin key on the bar under the large TV in the back salon

We hope you had a wonderful holiday and wish you safe travels back home. We'd love to see you again on your next visit to the Mystic area!

CHECK-OUT TIME

Check-out time is strictly 11:00am. Should you require a later check-out we will do our best, but you need to inform us at least 48 hours in advance. If we have guests arriving that day, it will not be possible to offer a late check-out due to the cleaners needing to prepare for those guests.

CLEANING

You will find the boat clean on arrival but please let us know if you are not satisfied. For stays of one week or less there is no interim stay cleaning service. After you depart our cleaners will perform that for the next guests. If you are here for two weeks there will be an interim cleaning, usually on the middle Saturday. The cleaning crew will have a key and will access the boat at some point during the day, but not before 10am. If you need a cleaning service more often, please let us know and we will arrange this for an extra charge.

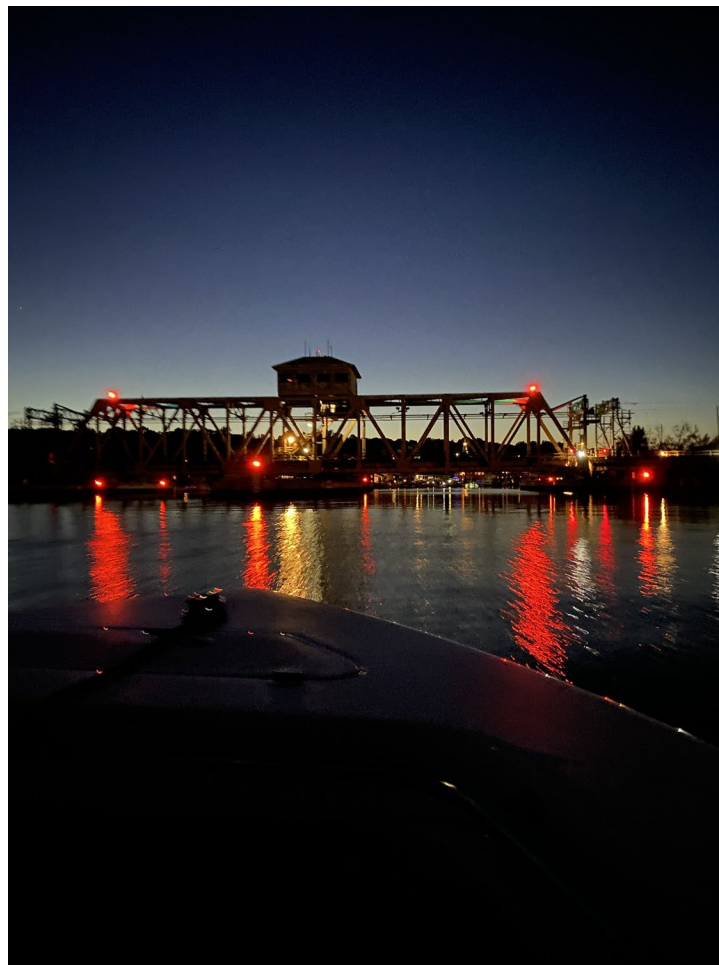
Please leave used towels in either bathroom or the laundry basket in the master stateroom starboard closet, no need to strip the beds.

GETTING YOURSELF ORIENTED

OVERVIEW OF THE AREA

Mystic is chockful of activities for people of all ages. From river cruises, the amusement of a seal show at the Mystic Aquarium, paddle board rentals to the lively and diverse downtown restaurants and bars, you are sure to find numerous activities to enjoy during your stay. We have included details of the many activities in our Guidebooks on our Airbnb listing.

Try the “GoMystic” app (Apple/Android app stores) for on-the-go information about dining, events, and all things Mystic!



ABOUT THE ACCOMMODATION

APPLIANCE INSTRUCTIONS / INFORMATION

AIR CONDITIONING & HEATING

The Mystic Grace has a brand-new heating and air conditioning system to warm or cool you to your heart's desire. You will find a panel on the wall [in the lounge/bedroom/hallway/etc]. Please ensure that all windows and outside doors are closed whilst the AC is running to ensure it operates to maximum efficiency. We recommend a setting of [72F / 22C] which we find keeps the place sufficiently cool.

KITCHEN EQUIPMENT

The kitchen is fully equipped with basic utensils, plate ware, glassware, and cooking ware.

The Refrigerator:

You should not need to adjust any settings. If you run into any difficulties (e.g., it's not cooling efficiently) please let us know.

The Stove:

The stove is galley sized electric induction unit that will allow you to whip up a fantastic breakfast, a mid-day nosh or refreshing dinner. There is also a toaster oven in case you need your avocado toast in the morning.

Microwave

There is a microwave located directly above the stove that is fully operational and ready to make you popcorn or heat up your coffee.

Coffee Set-up

We have provided a Keurig along with a selection of coffee, tea and hot chocolate to get you ready in the morning or to relax into the evening.

LAUNDRY/BATHROOM FACILITIES

There are two baths with showers as well as two separate showers available in the guest building for your use. There are also two washers and separate dryer units located in the marina guest building. If you anticipate needing the laundry facilities, we can provide you a laundry card in advance. **The entry code for the building is XXXXX**

SECURITY / ALARM INFORMATION

The property has numerous live-feed security cameras to allow you to feel safe and secure.

OTHER USEFUL INFORMATION

BED LINENS / TOWELS

We have provided clean linens and towels in all bedrooms and bathrooms. There are extra towels in the portside stateroom closet. For your clothing needs we have provided an iron, clothes steamer (let is warm up until you see the steam – the ready light is always on), drying rack (this are in the port side master closet) and there is an ironing board on the inside of the closet door in the bunk room.

WATER TURN ON

The boat has a constant water supply from the dock, which sometimes we turn off when the yacht is not in use. We do our best to have the water on for our guests' arrival but if you find that the water has accidentally been left off, you can turn on the faucet at the piling just to the left of the yacht stairs.

GARBAGE DISPOSAL & RECYCLING

The marina has a large commercial dumpster that is available to our guests as well as large recycling bins. Ample garbage bags are provided on board for your disposal needs.

WHAT TO DO IN CASE OF A POWER OUTAGE

There are battery operating push lights throughout the boat that will allow you to safely move about the vessel. The docks also have solar powered footlights should you need to disembark the boat while the power gods get their act together.

DOOR AND WINDOW LOCKS

You will be provided a key for the main door to the below cabin, which will lock the main parts of the lower deck. The windows in the main salon will slide open after you pinch the clip toward the bow. Each of the bedrooms (berths) have porthole windows that you can open by turning the black knobs and then using the "T" chain to hold open the window.

CEILING HEIGHTS

In a few areas of Mystic Grace, you will notice that the ceilings are a little low. The main areas are lofty, but the heads, bedrooms and hallways have lower ceilings (leading to a very cozy feel).

SAFETY INFORMATION & RENTAL RULES

RULES & REGULATIONS

GENERAL MARINA RULES:

- There is no swimming anywhere within the marina property.
- Any watercraft you bring for your enjoyment cannot be stored on the docks. They may be stored aboard Mystic Grace (plenty of deck space, just remember to tether them down in case the wind kicks up) or should remain on your vehicle's travel rack.
- Children visiting ages 12 and under **MUST WEAR A PFD/LIFE JACKET WHEN ON ANY OUTSIDE DECKS OF THE VESSEL.** These life jackets need to be provided by you or their parents. Life jackets are provided on the boat for adults only.
- There are **NO** fires allowed of any type anywhere on the vessel. There is a gas grill located on the other side of the picnic tables that you may use for your barbecuing needs.
- Violation of any of these rules is rules for immediate termination of your stay, with no refund issued.

PETS

While we love our pets as much as you do, we do not allow your pets onboard the boat.

QUIET TIMES

The marina quiet time begins at 10pm every night. This does not mean that you cannot have fun until the cows come home, you just need to do it quietly. As with any community, we ask that even before quiet hours commence, that you enjoy your time here while respecting the other slip holders and visitors to the marina.

SMOKING POLICY

There is no smoking anywhere on the vessel, including all outside decks. You may smoke while sitting at the picnic tables on the dock. Please dispose of your smoking materials appropriately (there is an ash tray mounted to the first pylon as you come down the dock). There is absolutely no marijuana allowed on board at any time – the vessel is governed by federal law, even though Connecticut has allowed personal use of marijuana, the federal government has not, and it cannot be on board. If it is discovered that you have marijuana on board, your reservation will be terminated immediately.

GUESTS

No unregistered guests are allowed to remain onboard overnight; this violation could result in termination of your stay. You may have day visitors but may not exceed the USCGA limitation of 16 people total on board (this includes children).

SAFETY INFORMATION

EMERGENCY PHONE NUMBERS

For emergency services please immediately call 911. Do not delay if you feel an emergency has arisen.

EMERGENCY SERVICES

This side of Mystic fall under the Town of Groton Police jurisdiction:

Groton Police (non-emergency): 860-441-6007

Mystic Fire Department: 860-572-7567

Mystic River Ambulance Association: 860-572-0283

For any questions or issues with the boat please contact:

Chris Fiore – 708-359-7345

Eric Limouze – 860-857-6872

If there is a marine or boat specific emergency, please contact

Brian Norman – Dock master – 203-308-8155

LOCATION OF FIRE EXTINGUISHER

There are fire extinguishers in the following locations:

1. Main salon left side of stairs leading to galley
2. In the aft stateroom on the starboard side desk
3. Forward stateroom

SMOKE & CARBON MONOXIDE DETECTORS

There are several smoke/carbon monoxide detectors throughout the yacht and are regularly checked for functionality.

LOCAL INFORMATION

WHERE'S THE NEAREST?

GAS STATIONS

Mobil, 34 East Main Street, Mystic, CT 06355

Shell, 2 Roosevelt Avenue, Mystic, CT 06355

GROCERY STORE

McQuade's Market Place, 14 Clara Dr, Mystic, CT 06355

Big Y, 79 Stonington Commons, Stonington, CT 06378

MEDICAL FACILITIES

Pequot Health Center, 52 Hazelnut Hill Rd, Groton, CT 06340

Open 7a to 11p, 7 days a week

Lawrence Memorial Hospital, 365 Montauk Avenue, New London, CT

Full-service hospital

PHARMACIES

CVS, 25 Broadway Avenue, Mystic, CT 06355

Big Y Pharmacy, 79 Stonington Commons, Stonington, CT 06378

Walgreens, 441 Long Hill Road, Groton, CT 06340

24 Hour CVS, 915 Poquonnock Road, Groton, CT 06340

POLICE STATION

This side of Mystic is served by the Groton Police Department

Town of Groton Police Department

68 Groton Long Point Road Groton, CT

860-441-6712

POST BOX / POST OFFICE

USPS, 55 West Mystic Avenue, West Mystic, CT