

Welcome to Gruene Gables

We're so glad you're here! Your feedback helps us keep this home exceptional. A comment area and helpful home info are located in the laundry room.

Address

1261 Mary Preiss Dr., New Braunfels, TX 78132

Contact

210-990-1119 — Call us anytime for assistance.

Arrival Notes

- **Low bridge on Ervendberg Ave (7'10")** — contact us if your vehicle is taller.
- **Check-In:** After 3 PM. Use the **last 4 digits of your reservation phone number** to unlock. Twist the deadbolt away from the frame.
- **To Lock:** Press the **Schlage** button and twist the deadbolt toward the frame.

Check-Out

Check-out is at 11 AM.

- Leave linens on beds; take towels to the laundry room.
- Start the dishwasher with scraped/rinsed dishes.
- Remove all trash to the outdoor bin.
- Set AC to **76°** or Heat to **68°**
- Turn off all lights except the front porch light.
- Ensure all exterior doors are closed and locked.

Reservation Payments

- A **50% down payment** is required at the time of booking.
- The **remaining balance** is automatically charged **7 days before arrival**.
- **No refunds** are offered; however, a **credit voucher** for a future stay may be issued if we are able to rebook your original dates.
- For reservations made through **Airbnb or other third-party sites**, cancellation terms follow the policies agreed to at booking.
- A **non-refundable \$299 housekeeping fee** is charged at the time of booking.

Water & Septic

- Home has a **water softener** — use half the usual soap.
- **RO drinking water** at sink spigot and fridge.
- Only flush **waste and toilet paper**.
- Rinse dishes before loading the dishwasher to protect the septic system.

Landscaping

- Irrigation uses non-softened water.
- Do not pour softened water on plants or grass.
- Please avoid damaging or removing plants.

Pool

- Features and lighting run automatically.
- Heater/chiller adjusts seasonally—contact us if the temperature feels off.
- No jumping; pool is shallow.
- No glass within 10 ft of pool (**\$500 minimum fee** if draining is required).
- Children must be directly supervised.

Children

Young children must be supervised at all times outdoors.

BBQ & Smoker Grill

- A grill/smoker is provided for your use.
- **Charcoal and lighter fluid are not provided.**
- Allow all ashes and coals to **cool completely** before disposing.
- If you're unsure whether they're fully cooled, please leave them in the grill.
- Do not place the grill under the porch cover at any time.

Parking

Driveway, carport, and side parking available.

Please do not park in the grass.

Cameras

Outdoor security cameras are in use.

No indoor cameras.

Smoking & Vaping

Not allowed inside or in doorways.

Smoke only outdoors and dispose of waste properly.

Cleaning fees start at **\$300** for violations.

Pets

No pets allowed.

A **\$350 fee** applies if a pet is found, and the stay may be canceled without refund.

Visiting guests may not bring pets.

Damages & Missing Items

Accidents happen, but intentional or negligent damage may result in charges.

Please do not remove décor or household items.

Consumables (soap, bags, etc.) are excluded.

Linens & Towels

- Charges may apply for misuse or staining.
- Use **black makeup cloths** for makeup removal.
- Use provided rags in the laundry room for spills.
- **Pool towels** are provided—do not use bath towels outside.
- No linens or towels may be taken to the river or off property.

Neighborhood

Please be respectful of our permanent neighbors.

Excessive noise or disturbances may result in removal without refund.