



W E L C O M E



79 Sunrise Gap
Blue Ridge, GA 30513



We would like to personally welcome you to our family's cabin!
We are very excited for your stay in our dream home in Blue Ridge,
and hope that you and your family have a wonderful vacation here
and enjoy it as much as our family does.

My husband and I will be your hosts and are available to answer
questions, you have prior to or during your stay at Sunrise Ridge,
but we will leave you alone to relax once you have checked in
and are all settled so you can enjoy your vacation.

Sunrise Ridge is located just 8 minutes from
Downtown Blue Ridge, only 2 hours from Atlanta Airport.

DIRECTIONS

TURN BY TURN

DIRECTIONS

From US-76

Blue Ridge, GA 30513

Head west on Bullen Gap Rd toward Mountain Tops Rd

0.2 mi

Turn left onto Mountain Tops Rd

1.1 mi

Turn left onto Pony Ghost Trail

23 ft

Turn right onto Choctaw Ridge

0.5 mi

Turn left to stay on Choctaw Ridge

0.2 mi

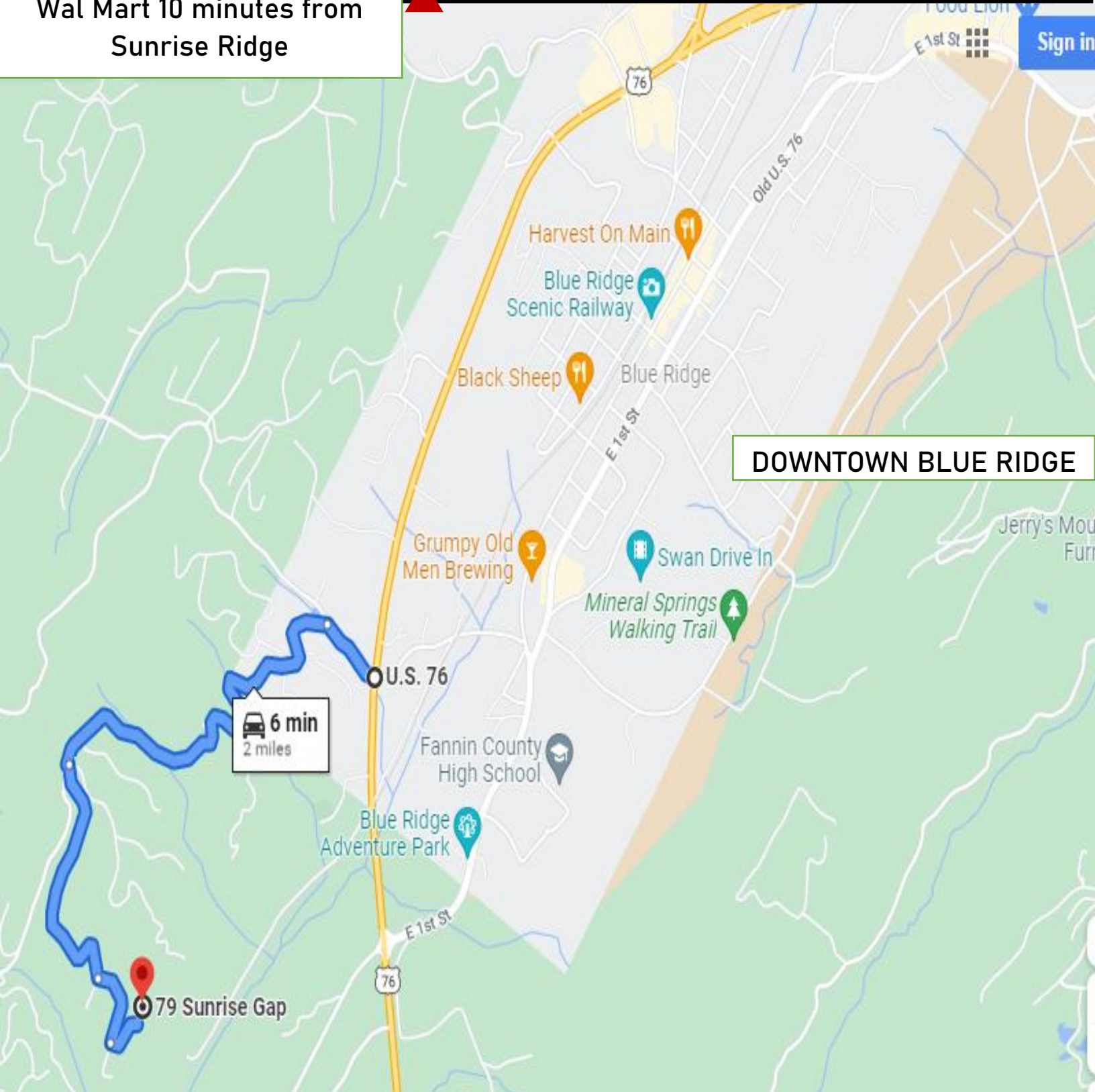
Turn left onto Sunrise Gap

Destination will be on the left in 472 ft

79 Sunrise Gap

Blue Ridge, GA 30513

Wal Mart 10 minutes from Sunrise Ridge



DOWNTOWN BLUE RIDGE

6 min
2 miles

79 Sunrise Gap



**THIS IS THE FRONT OF THE HOUSE THAT YOU SEE FROM
THE ROAD WHEN YOU PULL IN. YOU CAN PARK UP TO
FOUR CARS FULL SIZE CARS IN THE DRIVEWAY**

HOME ACCESS

**WE WILL SEND YOU THE ELECTRONIC DOOR CODE
VIA THE AIRBNB APP AND/OR TEXT MESSAGE ON
THE DAY OF YOUR CHECK IN.**

Home details

WE ARE SO EXCITED TO SHARE OUR HOME WITH YOU

CHECK IN

As noted above we will send the Access Code on the day of your arrival. Check In Time starts at 4:00PM.

Please do NOT arrive at the property early unless management has approved an early Check In, as it puts undue pressure on our cleaners and sanitization team and may delay your access.

If our cleaning and sanitation team finishes early, we will always let you know as soon as the home is available.

To access the house, press home button, your personal code and front door will unlock.

To lock the door from outside just tap the lock icon.

You can also lock your door from inside by turning the thumbturn towards the door edge.

Once inside we recommend you take a few minutes to familiarize yourself with the house. The master bedroom, bedroom 2 and the laundry room are located on the Main floor.

Bedroom 3 and 4 on lower level. Stairs are on the right side, right after dining table.

INDOORS



TVS

Currently every room has a Smart TV with cable TV (except for 2nd bedroom upstairs and garage, but you still have a selection of wireless channels and can use your own Netflix, Hulu, Disney Channel password).

CHARGING STATIONS

There is a phone and tablet Charging Station located in the kitchen and downstairs in the Family Room.

COFFEE BAR

We have created a Coffee Bar that hopefully every coffee drinker will love. Please enjoy as there is a large pot, single serve K Cups, ground coffee, whole beans, French Press, and a variety of options to drink, from Espresso to Hot Chocolate and Teas.

FIREPLACES

We have 2 fireplaces inside the house. The one in the living room is gas. Just turn the remote to on and it will light up. The one on the upper porch is log only. Please insert 2-3 pieces of log and one a starter block. Allow around 15 minutes for the fire to pick up. Please no foreign objects in the fireplaces. Nothing should be placed or burned inside the fireplace.

OWNER'S CLOSET

The closet in garage is locked and only accessible by the owners and cleaners.

INDOORS



KITCHEN SINK

The property is on septic tank, therefore, no food or solids are permitted down the drain of the kitchen sink. There is a small trash located in the cabinet under the sink for easy access to scrape plates.

SMALL APPLIANCES

Most common used small appliances are on the corner cabinet, near the sink. There you can find blender, toaster and rice maker.

BASIC SEASONINGS

Above the small appliance cabinet, you can find some basic seasonings and cooking oil

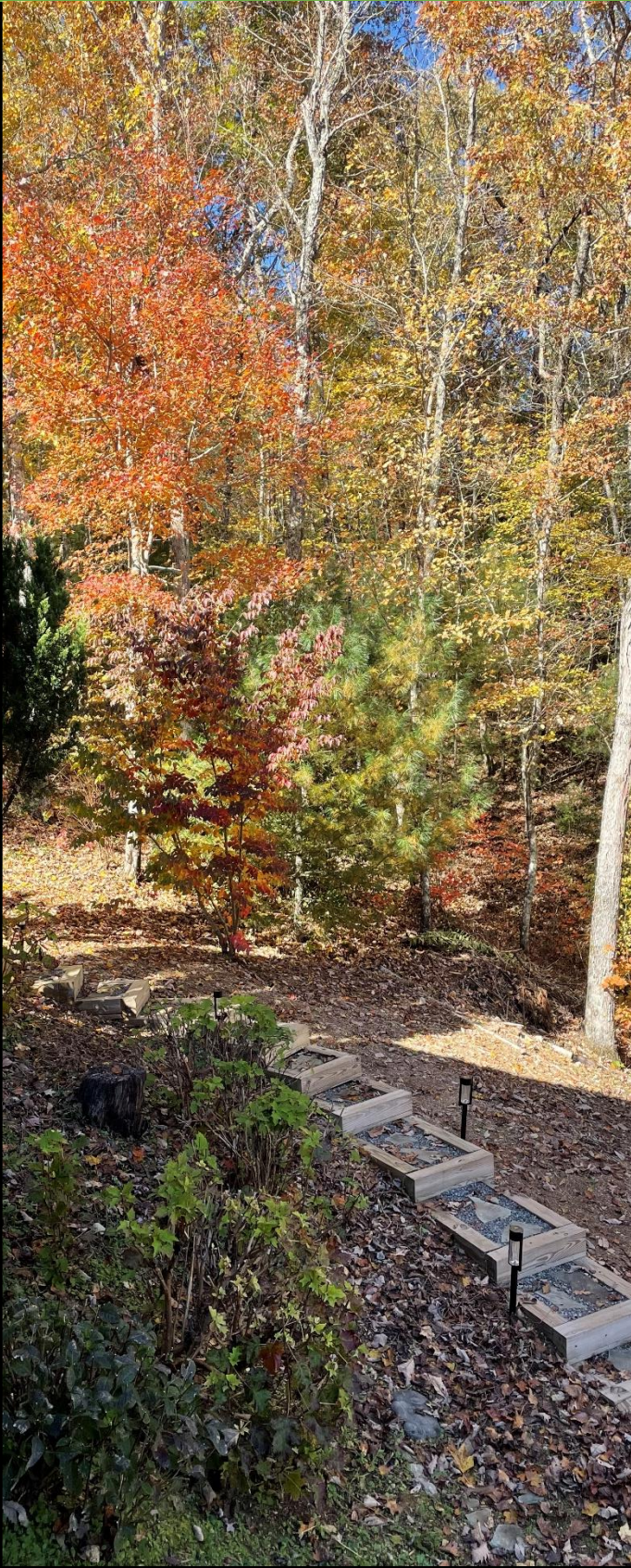
PANTRY

There is a large walk-in pantry adjacent to the adjacent to the kitchen, so you have plenty of storage that also contains some other small appliances, such as extra coffee maker, toaster, and crockpot. All BBQ accessories can be found in the drawers.

DOORS

Please keep the doors always closed, so the house does not get filled with mosquitoes and bugs. The upper porch, master bedroom sunroom and lower porch doors are multi-point lock doors. To open the door, grasp the handle and push down, then operate the door. To engage the multipoint lock, close the door and lift the handle and turn to lock position.

OUTDOORS



SPIDERS/SPIDER WEBS

Spiders are an important part of the ecosystem surrounding the house and you might see a lot of them in the outdoors. Most spiders are harmless, and some are not. Be careful, but please do not kill them.

BEARS

Occasionally you might see bears in the community. Please do not leave food unattended outside the house, burn food particles on BBQ grill after using and close the lid. Make sure all garbage is bagged and thrown in the bear proof bin outside the house.

SECURITY CAMERAS

For your security, there are cameras around the exterior of the property, pointing to driveway, side door and staircase that leads to backyard.

BBQ

Our brand-new BBQ grill is fueled by gas. Please keep an eye on the BBQ at all times once you have ignited it. Please clean the grill to avoid attracting wild animals.

OUTDOORS



FIRE PIT

You will need to bring your own firewood to build your fire. Be sure the fire is put out before you leave the fire for the night. There is an iron fire pit poker on the upper deck wood fireplace to help you move wood around the pit. No trash is to be put into the fire pit. The Adirondack chairs are NOT to be removed from the firepit area.

FIRE EXTINGUISHER

There are 2 fire extinguishers in the house: one hanging at the upper porch and the other one under the stove, inside the cabinet.

HOT TUB

The Hot tub has a preset temperature of 98oF. Please shower to remove all lotion, sunblock before going into the hot tub. Do not leave kids unattended. Close the hot tub after use, to make sure no bugs or leaves fall in and to keep the temperature.

TRASH

Before check out, please place all trash bagged inside the bear proof garbage can located outside the garage.



HOUSE RULES

1. No smoking, vaping, drugs, or underage drinking is permitted anywhere on property. If your guests smoke inside the house, you will be charged a \$750.00 Ozone cleaning fee.
2. Only small dogs (under 30lbs) are considered. It has to be listed in your reservation and a pet fee needs to be paid. We do not supply pet beddings. If you bring a non authorized pet, you will be charged \$500.00 and an additional \$250.00 ozone and cleaning fee.
3. No wet towels or clothing on the furniture or hardwood flooring.
4. No parties. If you host a party with unregistered guests, you will be charged \$100 per guest, a \$600 additional cleaning fee, and will be evicted immediately.
5. Maximum number of guests is 10. Additional guests not on the list will be charged to the guest responsible for the reservation at a rate of \$100 per person per night.
6. You are responsible for all equipment, games, appliances if used. Be sure to follow the instructions and use them accordingly.
7. Quiet Time is from 10:00pm to 8:00am. This means no outside music and noise must be kept to a minimum as voices carry across the mountain.
8. Toilet paper is the ONLY thing to be flushed down the toilet. If other items are flushed and clog the septic system, a \$350 damage fee will be charged.
9. No food or waste to be flush down the kitchen sink drain. Please remove excess of grease before loading dish or pan to the dishwasher.
11. Do not use the white towels to remove makeup. We provide makeup towels for this, as your makeup will stain the towels and then we will have to charge you \$35.00 per towel.



12. Please make sure all the doors, screened doors, and windows are closed at all times, as to avoid insects or animals looking for food. If using the outdoor grill, be sure to burn off all residues of food and scrape the grill to avoid attracting wild animals such as bears and wild dogs. **DO NOT** leave food outdoors when no one is around. Keep exterior doors closed, even if you are in there.
13. No firewood in the Living Room gas burning fireplace. No candles in the house.
14. For your safety, **DO NOT** leave fireplace burning overnight. No burning of anything besides log in the Porch's fireplace and no foreign objects inside the living room fireplace.
15. Tampering of smoke and CO2 detector or cameras will result in a fine of \$250 and guests will be asked to leave.
16. No kids unattended inside the hot tub. Please shower and remove all lotions and sunblock before entering hot tub. **NO BUBBLES** in the hot tub. It could cause system to clog and you'll be responsible for repair costs. Please make sure you close the hot tub after use, in order to keep it at optimal temperature. When using the hot tub, the cover should be gently place on the rack, **NOT** on the floor. No sitting, standing or jumping on the cover. If damaged, guest will be responsible for replacement costs.
17. No AC lower than 67oF, as low temperatures will freeze up the pipes resulting in shutting off the water supply.
18. Prior to check out please load and start the dishwasher, bag all the garbage and place it in the black bear-proof garbage bin on the driveway and be sure all entry/exit doors to the house are locked. Please make sure gas fireplace in living room is turned off and porch fireplace does not have a burning log. Leave towels on bathroom floor and beds unmade.



Check out instructions

Your checkout time is 10:00 am.

1. Leave the laundry to us! Bed as-is and towels on the bathroom floor.
2. Empty leftover food items into the trash.
3. Please load all dishes into the dishwasher and press start (Please make sure to wipe the excess of grease before loading into the dishwasher, as it could clog the dishwasher and our septic tank).
4. Please remove all items from the fridge and bag it before placing the trash in the bear proof receptacle outside the house. If outside garbage can is full, please leave it in the kitchen garbage can. The non-bear proof garbage can is only for clean cardboards.
5. Make sure all door and windows are locked, AC/heater, gas fireplace, TVs and lights are turned off.
6. Have a safe drive home and come back and see us again!

PLACES OF INTEREST

GROCERIES

WALMART

97 Commerce Dr., Blue Ridge, GA 30513

Open Daily 6AM to 11PM

Please call to check hours on Holidays

Mercier Orchards

8660 Blue Ridge Dr., Blue Ridge, GA 30513

Open Daily 9AM to 5PM

Please call to check hours on major holidays

Ingles Supermarket

5679 Appalachian Hwy, Blue Ridge, GA 30513

Open Daily 7AM to 11PM

Please check holiday hours

POST OFFICE

165 Depot St., Blue Ridge, GA 30513

Open 8AM to 4:30PM Monday thru Friday,

9AM to 12PM on Saturdays and Closed on Sundays

PHARMACY

Ingles Market Pharmacy

5679 Appalachian Hwy, Blue Ridge, GA 30513

Hours: Daily 9AM to 9PM

CVS

30 Orvin Lance Dr., Blue Ridge 30513

Open Daily 8AM to 10PM

Walmart Pharmacy

97 Commerce Dr., Blue Ridge, GA 30513

Open Daily 7AM to 7PM

DOG BOARDING AND DAY CARE

Evolutionary K9

www.evolutionaryk9.com (770)733-2621

PLACES OF INTEREST

WHERE TO EAT AND DRINK

- Southern Charm - <http://www.eatsoutherncharm.com/>

224 W Main St., Blue Ridge, GA 30513

Offers authentic southern food. Opens Monday thru Saturday from 11AM to 8PM (call to check hours during holidays) and do not take reservations.

You can order to go or eat there. If eating there, I would suggest arriving early, so you don't have to wait too long. They are famous for their fried chicken and fried mozzarella cheese balls

- Harvest on Main - <https://harvestonmain.com/>

576 E Main St., Blue Ridge, GA 30513

Opens for lunch Sunday, Monday, Thursday and Fridays from 11AM to 3PM.

Dinner Sunday, Monday and Thursday 4PM to 8PM and Friday/Saturday 4PM to 9PM.

Closed Tuesday and Wednesdays.

One of the most visited restaurants in Blue Ridge. Requires reservation many days in advance, as it is a small restaurant. I would discourage doing take out with their food, as the presentation and temperature of the food won't be as ideal as when dining in. Their chicken pot pie is quite interesting, different from the regular pot pie that we are used to. I would recommend their braised short rib ravioli.

- Carroll's Barbeque - <https://www.carroll sbarbeque.com/menu>

39 Lance St., Blue Ridge, GA 30513

Closed Sunday, Monday and Tuesdays. Open Wednesday thru Saturday, 11AM to 8PM.

If you have a larger party, I recommend buying a little bit of everything. :) Their ribs fall off the bone. Corn nugget and Mac n Cheese are kids' favorite.

- Rum Cake Lady - <https://www.rumcakelady.com/pages/cuban-food-menu>

205 W 1st St., Blue Ridge, GA 30513

Open Monday thru Saturday 10AM to 4PM. Closed on Sunday.

Awesome rum cake. During October and part of November, they'll have pumpkin rum cake. They also sell some Cuban sandwiches and bowls with rice and beans and meat.

PLACES OF INTEREST

- Bear Claw Vineyards <https://bearclawvineyards.com/pages/menu>

2281 Tennie Court Road, Blue Ridge, GA 30513

Located 12 minutes from the property, you can enjoy their wine, order some snacks while enjoying the view with friends and family. Live music during weekends.

Hours: Sunday, Monday, Wednesday and Thursday 12-6PM, Friday 12PM-8PM and Saturday 12PM to 9PM.

- Serenberry Vineyards <https://www.serenberryvineyards.com/>

450 Tipton Trl, Morganton, GA 30560

25 minutes from the property. Open Thursday, Friday, Saturday 12PM-5PM and Sunday 12:30PM to 5PM.

- Grumpy Old Men Brewery - <https://grumpyoldmenbrewing.com/on-tap-now>

1315 E Main St., Blue Ridge, GA 30513

Just 7 minutes from the property. Open Daily. Monday thru Wednesday, 12Pm to 6PM. Thursday thru Saturday, 12Pm to 8PM and Sunday 12:30 PM to 5PM.

- Fannin Brewing Company - www.fanninbrewingcompany.com

3758 E 1st St, Blue Ridge, GA 30513

Just 10 minutes from the property. Open Thursday thru Sunday from 12PM to 6PM and closed Monday thru Wednesday.

PLACES OF INTEREST

PRIVATE CHEF

Chef Jeff Servin

www.chefjeffservin.com

Everybody Eats

(706) 851-9181

Chef Trey Griffith

<https://www.cheftreygourmet.com/> (850)502-7253

Blue Duck

www.blueduckeats.com

SPA/BEAUTY

Serenity in the Mountains (massage, hair, nail and body therapy)

59 Mckinney Rd, Blue Ridge, GA 30513 (706)258-2244

www.serenityinthemountains.com

Open Monday and Tuesday 9AM to 5PM, Wednesday thru Saturday 9AM to 6PM and closed on Sundays.

By appointment only

Salon 515 (Nail Salon)

266 Orvin Lance Dr. Ste 102, Blue Ridge 30513 (706)258-2818

Open Monday thru Thursday 9AM to 5PM, Friday 10AM to 5PM, Saturday 9AM to 2PM and closed on Sundays

PLACES OF INTEREST

FAMILY FUN

Appalachian Trail Rides (Horse Riding)

www.appalachiantrailrides.com

Blue Ridge Helicopter Tours

1010 Appalachian Highway, Blue Ridge, GA

www.brheli.com

Blue Ridge Adventure Park

2087 East First Street, Blue Ridge, GA 30513

www.blueridgeadventurepark.com

Tickets sold online

Blue Ridge Paintball

33 Reboot Road, Blue Ridge, GA 30513

www.blueridgepaintball.com

Blue Ridge Scenic Railway

241 Depot Street, Blue Ridge, GA 30513

www.brscenic.com

Tickets sold online and at the ticket office

Expedition: Bigfoot!

19473 Highway 515 South, Cherry Log (706) 946-2601

Expeditionbigfoot.com

Zipline Canopy Tours Blue Ridge

www.zipblueridge.com

Tank Town USA (ride a real tank and others)

10408 Appalachian Highway, Morganton, GA

www.tanktownusa.com

Pedego Blue Ridge (rent electric bikes)

257 East Main Street, Blue Ridge, GA 30513

www.myelectricfun.com

Swan Drive-In

651 Summit Street, Blue Ridge, GA

www.swan-drive-in.com

PLACES OF INTEREST

Trails/Outdoor places to visit

- Swinging Bridge, Toccoa River
- Fall Branch Falls
- Aska Trail (hiking and mountain biking) – 16.5miles
- Amicalola Falls
- Cohutta Wilderness Trailheads
- Benton Mackaye Trail
- Appalachian Trail
- Lake Blue Ridge

JUST IN CASE

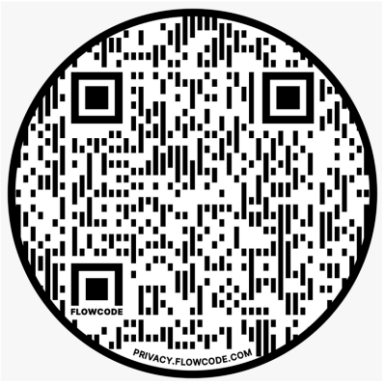
Fannin Regional Hospital

2855 Old Highway 5, Blue Ridge, GA (706)632-3711

Blue Ridge Medical Group Family Medicine

101 Riverstone Vista, Suite 111, Blue Ridge, GA (706)946-4268

Walk in welcome



CONNECT WITH US!!

QR CODE FOR INSTAGRAM, FACEBOOK, WEBSITE, AIRBNB and EMAIL

ABOUT REVIEWS

About reviews:

Most people think 5 stars reviews are for the best, 1 star for the worst and 3 star for the average. But it turns out platforms like Airbnb and VRBO penalize hosts every time they get a 4 ⭐ review or lower. If rating drops below 4.2 for long enough, hosts can be removed from the platform.

If you enjoyed your stay and fee we did a good job, please leave us a 5 ⭐ review. It really helps us 🙏

★★★★★ Perfection does not exist, but we were happy here and our host provided a clean and comfortable stay.

★★★★ Several issues need improvement, and my host didn't seem receptive to making our stay better after we informed them that something needed attention.

★★★ Major problems that should be fixed immediately, and we would not stay here again.

★★ This property should never have been listed for public use.

★ Health hazard. We found several issues and could not stay here and left within hours of check in.