

WELCOME TO

*The WilderWoods Cabin*



154 KILTON POND RD,  
GRAFTON, NEW HAMPSHIRE





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# THINGS TO KNOW

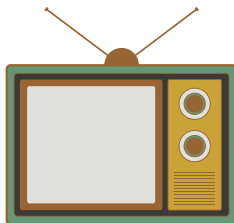
*Quick highlights for new guests*



Our pots & pans are nonstick, which means please do not use any metal utensils in them.



The kitchen stove is gas, so you'll light each burner by pushing in the knob, turning slowly while you hear clicking, until it lights -- then adjust to the desired flame level.



When you turn the TV on, it will default to a static screen. Simply hit the 'HOME' button or any of the shortcut app buttons on the remote to navigate to smart apps.



The propane fireplace is turned on/off with the provided remote. There will always be a pilot light, even when not in use. Please do not touch any buttons or settings on the unit itself.



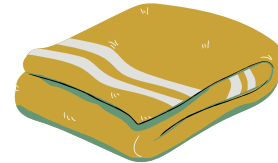
Pets aren't allowed up on the couch or bed.

# THINGS TO KNOW

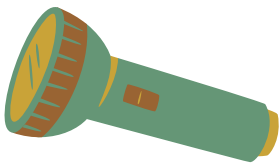
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The string lights hung around the inside of the cabin can be turned on/off with the provided small remote. Point it towards the upper kitchen cabinet over the island (that's where the receiver is).

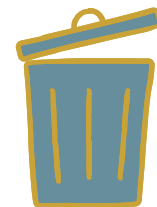


Bath towels & face cloths are located in the bathroom. “Rag towels” are in the green ottoman in the entryway (please use for dogs and/or messes). During the Summer a bin of beach towels will be located in the kitchen pantry closet.

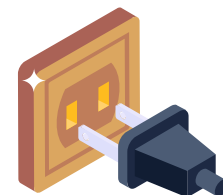


In the event of a power outage:

- There's a flashlight in the top drawer to the right of the fridge
- The propane fireplace will still work to provide heat & kitchen stove for cooking (you may need to light with a lighter)
- The well pump will not work (no water) so to prep for a storm we recommend filling up pots or buying gallons of water for drinking and so that you can flush the toilet



The trash barrel is in the shed.  
More info on pg 7.



The Bluetooth speaker & LED lantern lamp both recharge via USB. If you notice they're low, please plug in.

# MEET YOUR HOSTS

*A mother-daughter team*



Hilary, who is the cabin's manager, is an entrepreneur who quit the corporate world to start a coffee shop; then later sold it to pursue rental properties. With a love of travel, she has always had a special love for Airbnbs.

Nowadays her business, WildeWoods Design, offers interior design, decorating, and Airbnb consulting services. She resides in western Maine with her husband & their 2 dogs on 16 acres of wooded land and loves to garden, read, bake, and craft in her spare time.

Diane, who is the cabin's owner, was a stay at home mom, and then a middle school librarian; eventually able to retire to Florida with the help of the rental income from this cabin. She is a bookworm who also loves writing, embroidery, coffee, shopping, and the beach.



Diane & Hilary have always loved watching Friends together, share an excitement over holidays & family traditions, and both enjoy board games, reading, gardening, and anything chocolatey.

# OUR HOUSE RULES

*Our goal is to maintain a nice experience for all our guests*



## 1. See something, say something

Our guests are our eyes & ears at the property; if there's something wrong, please let us know asap. We would like the opportunity to address any issues promptly so please don't wait until post-checkout to make us aware.

## 2. Registered guests only

Only registered guests staying at the house are allowed on the property. Our cabin is not set-up as a gathering place, and we don't typically allow our guests to invite their own guests. Minor exceptions may be made with our prior approval.

If we discover additional people have been invited to our property without our awareness, a \$250 fee will apply.

## 3. No smoking (of any kind) allowed

For multiple reasons this is a non-smoking Airbnb. We don't allow smoking on our property, or disposal of ashes in our trash. A \$250 fee will apply if any evidence of smoking is found.

## 4. Neighborly considerations

Noise levels should be kept appropriate for a neighborhood setting. This means no blasting music, setting off fireworks, or doing anything disruptive.

A \$250 fee will apply if loud/rowdy behavior is found/reported, per occurrence. A noise complaint or police call will result in immediate termination of rental agreement.

## **5. No illegal activities**

Self-explanatory, but we have to put it in writing. If illegal activities are discovered, a \$1000 fee will be charged, and we reserve the right to terminate your Airbnb rental agreement immediately.

## **6. Use & care of the cabin & its amenities**

We expect guests to leave our cabin in the general condition it was found in. We provide cleaning supplies and laundry/carpet stain remover products so that in the event of an accident, guests are equipped to take care of it. If anything is found to be stained, broken, or missing upon checkout we reserve the option to charge additional fees for extra cleaning and/or replacement items. Communicating openly & honestly about damaged items will go a long way.

## **7. Do not put food, grease, or any non-food items down the sinks.**

The cabin doesn't have a garbage disposal. Please use the kitchen sink strainer to catch food bits and rinse food bits off dishes before putting into dishwasher. If you have bacon/meat grease or used cooking oil, empty it into a can or container of your own, allow to solidify first, then dispose of. A \$100 fee will apply in addition to the amount of the invoice from the plumber, if unclogging is required.

## **8. Follow check-out guidelines**

*Hate extra fees? We do too!* The cleaning fee you already paid covers laundry, trash & recycling pick-up service, and ensuring that the cabin is clean, sanitary, and well-supplied. It does not include washing items you may have used in the kitchen, the grill, or excess cleaning (i.e. mud, stains, picking up trash).

To ensure no extra charges need apply post-departure; we recommend running through our check-out checklist (in this binder) to make sure you're leaving the place in good shape. Thanks in advance!

# ADDITIONAL RULES FOR PET PARENTS:



## **8. Pets are not allowed up on the couches or beds**

It's important to us to avoid pet hair, dirt, and damage to the soft surfaces so we ask that you keep your pups off -- and leave the couch and bedding virtually pet hair-free. If your dog sneaks up when you're not looking, please feel free to use the vacuum prior to check-out.

We know a few stray hairs are inevitable, but if it's clear that a pet has been on the bed or couch, additional cleaning charges will apply.

## **9. Pet waste needs to be cleaned up from the yard**

Please pick up any solid waste from the yard, and make sure baggies are tied up, then disposed of within one of the kitchen trash bags, before being placed in the barrel. Extra charges will apply if waste is found around the yard.



# TRASH & RECYCLING



All trash (including dog waste baggies) needs to be tied up within a kitchen trash bag, and then placed inside the black barrel in the shed.



Recycling is optional; however if you keep your recyclables organized & clean, we'll be able to recycle them. Please flatten cardboard boxes and rinse bottles/cans. Everything can be mixed.



Trash/recycling pick-up is on Wednesdays; if you are here on a Wednesday you may see Ed (red pickup truck) come up the driveway to grab it from the shed. There's nothing you need to do.



**Help us avoid bear break-ins to the shed! If you're putting trash in the shed, make sure there's a black liner in the barrel first, and please close the barrel lid tightly to contain odors.**

# SECURITY CAMS



2 exterior security cameras are in-use for our liability, home security, & to monitor property maintenance. They capture the driveway/front path and the back door/shed.

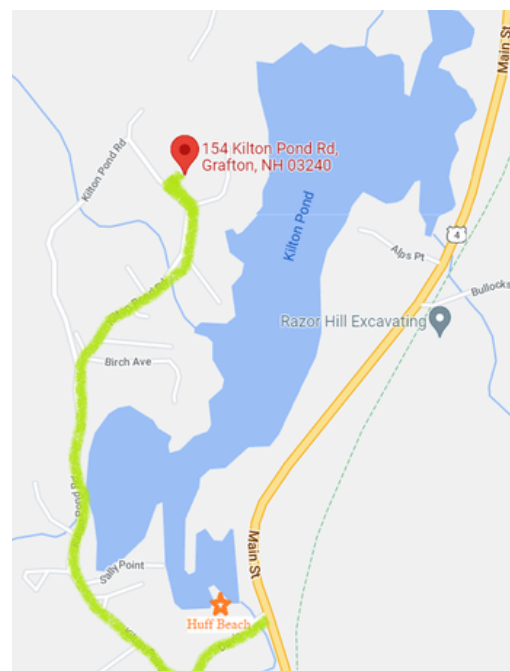
Please know we are not watching you, and there is no sound. We may take a quick look on your arrival/check-out days.

# LOCAL AREA RECOMMENDATIONS



Kilton Pond is a 66 acre pond, good for paddling a kayak or canoe. There's a public access sandy area (Huff Beach) at the dam (near where Davis Rd meets Main St) with a swim raft, rope swing & picnic table; you can put in your kayaks/canoe here.

The Kilton Pond neighborhood is a mix of seasonal cottages and year-round cabins. The route in green shows how you got here, off Main St.



# MARKETS, FOOD & DRINKS



*Within 15 mins.*

## **Danbury Country Store**

Offers a gas station, Boarshead deli, pizza slices, local baked goods, coffee bar, packaged ice cream, penny candy, beer/wine, local gifts/crafts/souvenirs, and a few groceries for when you're in a pinch.

## **Canaan Farmer's & Artisans' Market**

Outdoor market featuring local foods, crafts & entertainment every Sunday 10:00am-2:00pm from late-May through early-October. On the Common, Junction of Routes 4 & 118, Canaan, NH.

During the Winter, there is an indoor market once-a-month at the Mt Cardigan Fish & Game Club on Ballpark Rd in Canaan, NH.

Visit their Facebook page for updated details.

## **Red Wagon Bakery, Canaan NH**

Small cafe offering coffee, breakfast & lunch sandwiches. & baked goods. Open on weekends; check their Facebook page for details.

## **Haunting Whisper Vineyard & Spirits**

Just a few minutes up the road; the vineyard is located on a family owned 75 acre property in Danbury, NH with lake and mountain views.

Tastings, wine-by-the-glass, and store purchases: open Sat & Sun 12-5pm.

## **Chappy's Restaurant, Canaan NH**

Chappy's offers American food in a casual setting. Open 7 days a week from 6am to 2pm.

## **Canaan Village Pizza, Canaan NH**

Quintessential small town pizza shop; pizza, pasta, subs, salads. Open 7 days a week from 11am-9pm.

## **Poor House BBQ, Canaan NH**

Offering slow-smoked BBQ, bar food apps, & house-made desserts. Check their FB page for schedule of live music, trivia nights & karaoke. Open Thurs-Sun 11am-9pm.

*Worth a ~30 min drive:*

## **Lucky's Coffee Garage, Lebanon NH**

Coffee roaster & cafe offering homemade baked goods, plus breakfast & lunch fare; fun & funky atmosphere in a renovated garage.

## **Salt Hill Pub, Lebanon NH**

Lively Irish tavern with pub food, large selection on beers on tap, and usually has live music Fri & Sat nights. Open 7 days/week.

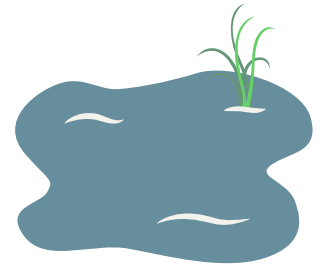
## **Three Tomatoes Trattoria, Lebanon NH**

Cozy italian restaurant offering the classics + woodfired pizza featuring local ingredients. Open 7 days/week; check website for hours.

## **Shacketts Brewing Co, Bristol NH**

Cozy hole-in-the-wall offering craft beer, bar menu & games.

# LAKE & PONDS



## **Kilton Pond** 3 mins away

Kilton Pond is a small 66 acre pond; the closest body of water to The WildeWoods Cabin. You can catch views of it on a walk down Kilton Pond Rd. Public access (Huff Beach) is near the dam, close to where Davis Rd meets Main St. Huff Beach is a small sandy area with a picnic table, swim raft, + rope swing; plus you can put your kayak or canoe in there.

## **Grafton Pond Reservation** 22 mins away

Grafton Pond is a 300+ acre lake with an almost entirely undeveloped shoreline. There are numerous bays and uninhabited islands to explore, offering excellent swimming, fishing, and wildlife-watching opportunities. A state-owned boat launch near the parking area offers the best spot for putting in your canoe or kayak (gas powered motorboats are not permitted) to begin exploring.

## **Newfound Lake** 35 mins away

Newfound Lake, which some say is among the cleanest in the world, is 4,106 acres and is considered one of the deepest lakes in New Hampshire. This pristine lake is about 2.5 miles wide and 7 miles in length.

Plan for a leisurely day visit -- *pack a picnic, take a hike, rent a kayak or canoe, visit Newfound Audubon Center, and check out local shops & cafes in Bristol.* The public beach is at Wellington State State Park, where you can also find a 7-mile trail system that leads hikers to the top of Little and Big Sugarloaf mountains.

## **Lake Winnepesaukee** 50 mins away

If you want to experience Lake Winnepesaukee, we recommend heading to Meredith --a resort town named a "top 10 best small town on the East Coast" by Travel & Leisure. You'll find tons of local shops, waterfront restaurants, a brewery (Twin Barns) & winery (Hermit Woods), live music, a theater (The Winnepesaukee Playhouse) and plenty of seasonal festivals.





# RECREATION TRAILS



## **Northern Rail Trail** 14 mins away

Spanning 58 miles from Lebanon to Boscawen, the Northern Rail Trail is New Hampshire's longest rail-trail. The trail was highlighted in a Wall Street Journal article as one of "6 Incredible Bike Trips You Can Do Easily Yourself".

There are many entry points to the trail, depending on how far you'd like to go, and what you'd like to see. The entry point nearest to the cabin is across from The Danbury Country Store. *Look up the trail map/elevation map online to help you plan your adventure.*

In addition to walking and biking, permitted uses include horseback riding, cross-country skiing, snowmobiling, snowshoeing, and dogsledding.

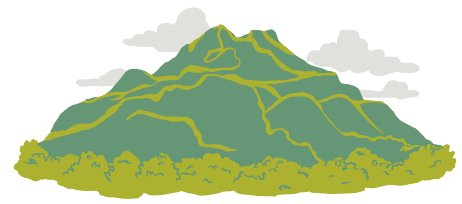
## **Green Woodlands Foundation** 22 mins away

The Green Woodlands is a privately owned property, offering the public free access to well-groomed trails with the mission to connect people to nature.

From June - October over 70 miles of biking trails (half of which are machine-built, single-track trails) are available. During snowy months, over 35 miles of wilderness XC trails are kept groomed-- along with a few warming huts along the way. There are also over 40 miles of snowmobile trails on the property.

Hiking/running are allowed on any trails during non-winter months; yield to mountain bikes. Horseback riding is allowed on any of the trails, except for the single-track bike trails.

# HIKING



## **Cardigan Mountain**     *20 mins away*

Cardigan Mountain State Park spans 5,655 acres and is an excellent area for hiking. A mountain road leads to trails on the west slope of Mount Cardigan as well as a trail to the summit. Mount Cardigan's 3,121-foot treeless granite summit has outstanding views of west central New Hampshire, with a panorama that includes Mount Monadnock and the White Mountains.

## **Bog Mountain**     *25 mins away*

A 4.4 mile out-and-back trail in the Gile State Forest; Bog Mountain trail takes about 2 hours and is a good moderate, local hike with 895 elevation gain and views from the top.

## **Winslow State Park**     *35 mins away*

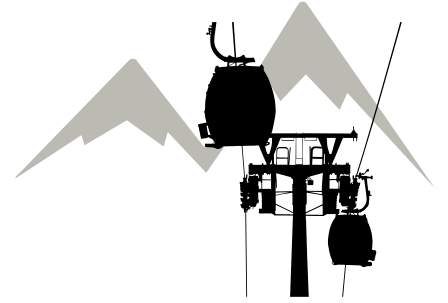
Winslow State Park, is located on the northwest slope of Mt. Kearsarge in Wilmot, NH. The picnic area is on a plateau with outstanding views of the White Mountains to the north, while Mt. Sunapee, Ragged Mountain, and Pleasant Lake dominate the closer landscape. A 1-mile foot trail leads from the picnic area to the summit of Mt. Kearsarge. A 1.75 mile trail offers a loop option.

## **The White Mountains**     *40-55 mins away*

For moderate hiking; head up Rt 118 to the Rumney area, and check out Stinson Mountain Trail, Rattlesnake Mountain Trail, Three Ponds Trail, and Carr Mountain Trail.

Head a bit further north to Mount Moosilauke for a more challenging day hike. At 4,800 ft in elevation, Mt Moosilauke is the western-most 4,000 footer in the Whites. The summit is well above tree-line and offers stunning 360 views.

# SKIING



## **Ragged Mountain Resort** *22 mins away*

One of New England's premier ski resorts; Ragged offers a high-speed 6-pack chairlift, 57 trails including 17 glades, 3 terrain parks, and a tubing park.

Enjoy a charming lodge with a cafe, restaurant, and bar.

## **Mount Sunapee Resort** *55 mins away*

Mount Sunapee offers 66 trails with 233 acres of skiable terrain, 11 lifts, 4 terrain parks, 9 glades, and over 1,500 ft vertical drop. It's also a great place to learn to ski or ride, with a designated learning area on South Peak.

## **Whaleback Mountain** *35 mins away*

Whaleback Mountain is a non-profit, community owned local ski area in Enfield, NH. It offers a low-key, old school vibe and is a fun place for beginners and kids. There is a cafe & pub, as well as a rental shop.

# MORE THINGS TO DO



## **Ruggles Mine**

*Grafton NH*

Mineral collecting, hiking, sight-seeing. Pet-friendly. Open Fri-Sun; check website for visitor info & hours.

## **Polar Caves**

*Rumney NH*

Family-friendly sight-seeing & exploring into glacial caves, nature trails, animal exhibit & gift shop. Check their website for visitor info & hours.

## **Quechee Gorge**

*Quechee, VT*

“Vermont’s little grand canyon” -- a mile-long chasm. Stop by to sight-see, or enjoy the picnic area and hiking trails along the gorge.

## **King Arthur Flour**

*Norwich, VT*

Baking school, cafe, and retail store for the famous King Arthur Flour company.

## **Vermont Antique Mall**

*Quechee, VT*

17,000 sqft barn featuring hundreds of booths.

## **Sugarbush Farm**

*Woodstock, VT*

500 acre working farm open year-round, daily (free admission) with free samples of house-made cheeses, maple syrup, a retail farm store, goats & more.

# CHECK-OUT CHECKLIST



## LINENS & TOWELS

- Leave the bed as-is (unmade)
- Put used towels in a pile on the bathroom floor

## KITCHEN

- Remove personal food items from the fridge & freezer
- Wash any pots/pans, dishes & utensils that you used (including coffee pots), and put away as found. If you want to leave the dishwasher running, that's ok!
- Clean out sink of any food bits; empty into trash

## TRASH & RECYCLING

- Gather up trash from small bins, and combine into kitchen trash bag
- Tie up kitchen trash bags tightly, and place into black barrel in the shed
- For those recycling, put your mixed recyclables into the blue barrel in the shed

## EXTERIOR

- If you used the grill, double check that the propane is OFF, the grill is clean, & covered
- If extension cord was used, please coil back up & hang in the shed
- If lawn chairs were used, please fold back up & put in the shed
- Double check for trash, pet waste, or personal items left in the yard

## EVERYTHING ELSE

- Turn heat down to 64 (or AC up to 72 in the summer)
- Make sure windows are locked & lights are off
- Lock exterior doors behind you on your way out



**DON'T FORGET**

**your chargers, and to  
log out of your personal  
accounts on the TV**





*Thank  
you!*

Connect with us on Facebook or Instagram, and tag your photos with @thewildewoodscabin so we can share them.

And if you enjoyed your experience here at the cabin, we'd love a kind review on Airbnb or VRBO -- it helps us out a lot!

We are also always open to feedback & ideas -- don't hesitate to provide those in the 'private feedback' area during the review process, or message us through social media.

Until next time,

*Hilary and Diane*