



Sunshine Realty

St. Augustine and Surrounding Area Beaches

Vacation Rental Guide

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904.471.9259 • www.sunshinerealty.com

VACATION RENTALS

- Houses
- Cottages
- Condos
- Pet Friendly Rentals



St. Augustine Beach Vacation Rentals

Dear Beach Lover:

We hope that you have a wonderful time while you are here in St Augustine, the Nations Oldest City. Sunshine Realty has numerous vacation rentals located in the St. Augustine Beach area, just minutes from the Historic Downtown and area attractions. Sunshine Realty is your one stop shop for vacation homes, rental cottages and vacation rental condos in St. Augustine Beach. All of our rental units are minutes from restaurants, shops, attractions and of course, Historical Downtown St. Augustine. So come and enjoy your next vacation with us here in St. Augustine Beach and let Sunshine Realty make your vacation perfect.

The town boasts 43 miles of pristine beaches along the Atlantic Ocean and the Intracoastal Waterway and there's the right type of beach for everyone: some permit vehicles while others allow only pedestrians. Some beach areas offer showers and picnic tables. some offer just the beautiful sand and surf. If you have a furry friend that you would like to bring, they are always welcome on the beach and some of our pet friendly rentals. If you love to golf or play tennis, then this is the place for you! There are many golf courses and tennis resorts located in the area. St. Augustine, the nation's oldest city, is located between Northeast and Central Florida, convenient to Jacksonville, Orlando and Daytona airports.

Many people who have rented from us over the years have assumed that we are only in the rental business, but nothing is farther from the truth. Sunshine Realty is a full service Real Estate office and is one of the top producers in real estate sales in St. Augustine and St. Johns County. Therefore, if you are interested in purchasing beach property as an investment, second home, or primary residence, our sales staff is here to help you. Whether you need a home in St. Augustine or a vacation in St. Augustine, we are your friendliest resource.

With Sunshine Realty you can...

**"STAY FOR A WEEK,
A MONTH,
OR A LIFETIME!!"**

For further information, please feel free to either email or call us.
Better yet, just stop in!



Sunshine Realty

SURF CREST VILLAGE COTTAGES



Surf Crest Village is quite different from anything else we handle. This oceanfront community offers a community gazebo overlooking the ocean, great beach access, and a nice swimming pool



Harlow's Cottage

Newly renovated, beautiful, beach, Key West style cottage home in oceanfront community. Our beach home has 2 bedrooms and 1.5 baths with outdoor shower. The master bedroom has a Queen bed and the second bedroom has two twins. We also have a queen sleeper sofa in the living area. Kitchen has everything you will need to create your wonderful meals. Gazebo overlooking the ocean, great beach access and a nice swimming pool with clubhouse. There is also a washer, dryer and ironing board. We know once you stay here you WILL want to come back.

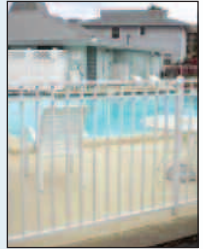




Location: Surf Crest Ocean Side / Type: Cottage / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 1.5  



Surf Crest Village 1

Surf Crest Village # 1 is a Key West style cottage home in a unique oceanfront community. Cottage # 1 has 2 bedrooms, 1 bath and will accommodate up to 6 people. This 1 story cottage features a large living room with pull out sofa bed, tv, laundry area, a fully equipped kitchen, dining area, 2 bedrooms, full bath and an outside deck. The master bedroom has a queen size bed, the second bedroom has two twin beds.



Location: Surf Crest Ocean Side / Type: Cottage / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 1  



Surf Crest Village 3

4 bedroom beach house! This fun and thoughtfully decorated beach house is only 300 yards to the community's beach boardwalk that takes you to one of the finest white sand beaches in Florida! This house is intended to be a place of relaxation and retreat, where you can forget your everyday cares! Very nicely appointed-the owners have even included beach cruisers and a foosball table for your enjoyment! The master bedroom has a queen size bed, 2nd bedroom has a queen size bed, the 3rd bedroom has a full size bed and the 4th bedroom has 2 twin beds. There is also a sleeper sofa for an added sleeping area.

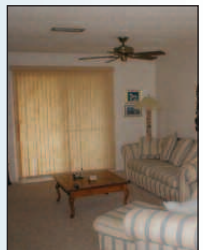




Location: Beach Side / Type: Cottage / Sleeps: 10 / Bedrooms: 4 / Bathrooms: 2  



Surf Crest Village 6

This spacious 2-story house is nicely furnished with a great deck, and just a quick walk to the beach and community pool. There are two living room areas, one upstairs and one downstairs, to allow lots of space for the perfect family retreat! Bed sizes: Queen, 2 twin, 2 Queen, sleeper sofa




Location: Beach Side / Type: Cottage / Sleeps: 10 / Bedrooms: 3 / Bathrooms: 2  



Surf Crest Village 8

Unit #8 is a 2 bedroom/2 bath cottage- perfect for a couple's getaway or small family retreat. It is located directly across from the pool - very convenient for those lazy vacation days filled with reading, relaxing and taking a dip in the pool! Bed sizes: Queen, 2 twin, sleeper sofa



Location: Beach Side / Type: Cottage / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2  



Surf Crest Village 12

Cottage #12 is perfectly situated between the community pool and walkway to the ocean! Enjoy the ocean breezes or sound of the waves from either of the large decks. Beachy decor and key west style of home reminds you that you are in paradise! Bed sizes: Queen, 2 twin, full, 2 roll-away beds



Location: Beach Side / Type: Cottage / Sleeps: 8 / Bedrooms: 3 / Bathrooms: 2  



Surf Crest Village 15

This spacious 2-story house is tastefully furnished and enjoy the recently renovated bathroom! There is a nice sunroom, and the home is just a quick walk to the beach. This cottage sleeps 10 people and is perfect for vacationers who are planning a trip with extended family and need a little extra space to spread out! Bed sizes: Queen, Queen, 4 Twins and 2 sleeper sofas



Location: Beach Side / Type: Cottage / Sleeps: 10 / Bedrooms: 3 / Bathrooms: 2  



Surf Crest Village 38

Cottage #38 is beautifully furnished and fully equipped with all you need for the perfect beach vacation! Mexican tile throughout makes the cottage low-maintenance for those sandy toes. Step onto the deck to relax with a cool drink or good book after a hard day soaking up the sun's rays! The community pool is only a few steps away- ENJOY! Bed sizes: Queen, 2 twin, sleeper sofa

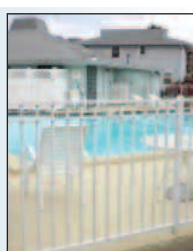


Location: Beach Side / Type: Cottage / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 1  



Surf Crest Village 43

Cottage # 43 has 4 bedrooms, 2 baths and will accommodate up to 8 people. The first floor features a small tv/sitting area, the master bedroom, full bath and the fourth bedroom with laundry area. The upstairs features a fully equipped kitchen, living area, dining area, and outside deck. Bed sizes: King, Queen, 2 twin, futon



Location: Beach Side / Type: Cottage / Sleeps: 8 / Bedrooms: 4 / Bathrooms: 2  

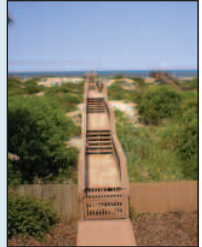


Sunshine Realty

VACATION HOUSE RENTALS



Atlantic View Beautiful tri-level oceanfront home located in Crescent Beach. Enjoy the ocean breezes from any of the three oceanfront balconies and private dune walkover. Two kitchens allow for the perfect family getaway and lots of space for everyone to spread out! The main level features the Main living area, dining area, kitchen, 2nd bedroom, full bath and a wonderful oceanfront balcony. The master suite has a king bed, flat panel TV, full bath and a "cat walk" over the living area to it's own private oceanfront balcony. The lower level features a full living room with TV, another kitchen, bedroom with kingsize bed, private bathroom and sliders that open up to the covered deck, back yard and private boardwalk to the beach.



Location: Ocean Front / Type: House / Sleeps: 8 / Bedrooms: 3 / Bathrooms: 3 



Bird of Paradise Come stay at the Bird of Paradise! This beautifully restored 4 bedroom 3.5 bath classic oceanfront home is located on the non-driving section of St. Augustine Beach. Plenty of room for your whole family and all the toys. Beautiful views from the oversized oceanfront private patio. Queen size bed in newly remodeled master bedroom with private bath, queen size bed in 2nd bedroom, 2 twins in 3rd bedroom, 2 twins in the 4th bedroom and 2 twin daybed are located in the Florida Room. PERFECT extended family get away! Reserve it today, and reserve your piece of paradise!




Location: Ocean Front / Type: House / Sleeps: 10 / Bedrooms: 4 / Bathrooms: 3 / Half Bathrooms: 1 



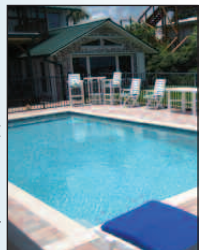
House of Joy This beautiful 3 bedroom 2 bath 3 story oceanview home has better views than most oceanfront homes in the area. Perched on a high dune with lots of porch space, this home has plenty of room for your whole family. Amazing oceanviews from the large living room area with vaulted ceilings, fireplace, and TV. A fully equipped kitchen with everything you need. King size bed in third floor master bedroom suite with private bath, TV, vaulted ceilings and 2 private patios. A queen size bed is in 2nd floor second bedroom and 2 twins (one with a single trundle) in 3rd bedroom. Sleeps 6 comfortable but can sleep up to 10 with 1 full size sleeper sofa, and 1 twin sleeper sofa in the living area. Public Beach Access just steps away. Reserve it today, and reserve your piece of paradise at the House of Joy!





Location: Ocean View / Type: House / Sleeps: 8 / Bedrooms: 3 / Bathrooms: 2 



Salt Run Beautiful 2 Story Riverfront home with Oceanviews located in the Lighthouse / State Park area of Anastasia Island. Five balconies, swim in your private pool and jacuzzi, fish, boat, or just relax on the private dock. The kitchen allows for the perfect family getaway and lots of space. The main level features the Main living area, dining area, kitchen, 3 bedrooms, 2 full bath and a wonderful covered riverfront patio that is just steps to the private pool and dock. From the main level going up the stairs is the huge den, 2 large patios, TV, the Master Suite and an additional 2 bedrooms and 1 bath. The master suite has a queen bed, TV, full bath and a door leading out to the balcony. Take the stairs to the 3rd floor "roof top" perch for amazing views of Salt Run, Conch Island, The St Augustine inlet, and even a peak of the St Augustine Lighthouse.



Location: River Front / Type: House / Sleeps: 10 / Bedrooms: 5 / Bathrooms: 4  



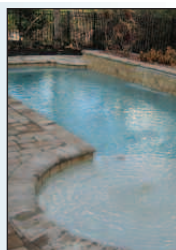
The Secret Spot This charming 3 bedroom, 2 bath home welcomes you into the heart of St. Augustine Beach! The Secret Spot offers access to white-sand St. Augustine Beach in the non-driving section (easy beach access at the end of the road through community walkway) and several local restaurants within walking distance. The attention to detail and beach-inspired decor will make you feel worlds away from any stress. Enjoy the relaxing ocean breezes in the outdoor living areas! No pets - no smoking (thanks)!



Location: Beach Side / Type: House / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2 🚫



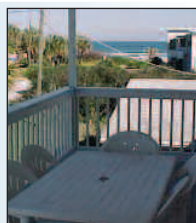
Sunriser Ocean View POOL HOME! Wonderful 4 bedroom, 3.5 bath, 3 Story (with elevator) Oceanview Pool home in the heart of St Augustine Beach! This beautifully decorated home is just steps to the white sand beach and has a wonderful layout. The first floor has an attached 2 car garage, and a bedroom/living area with pull out couch, TV and full bath. The second floor consists of 2 living areas with flat panel TV's, modern kitchen with granite countertops, dining area, and an ocean view balcony. The third floor has an amazing master suite with king bed, TV, huge bath, double vanities, soaking tub and private ocean view balcony. Then there are two more bedrooms, both with Queen beds and TV's that are also located on this level, and they share an additional full bath. Once you stay here, everything else will seem second best!



Location: Beach Side / Type: House / Sleeps: 8 / Bedrooms: 4 / Bathrooms: 3.1 🚫 🐾



Pelican's Perch This 1 bedroom, 1 bath apartment, tucked away on a quiet street, is fully furnished with everything you need for a great vacation, including an ocean view and great breezes from the front porch. Just steps away to the beach through the community walkway. Within walking distance to restaurants and shops. Bed sizes: King, sleeper sofa in living area.



Location: Beach Side / Type: House / Sleeps: 3 / Bedrooms: 1 / Bathrooms: 1 🚫



The Royal Palm Almost Oceanfront - Recently remodeled 3 bedroom 2 bath home just 1 house from St. Augustine Beach with beach access on community walkway. Nice ocean view from the viewing porch. Living-dining room area features television and DVD player. Fully equipped kitchen and seating for 6 in the dining area. Master bedroom has 1 king bed, television and sitting area. 2nd bedroom has 1 Queen bed and wall mounted flat panel television. 3rd Bedroom features a King bed and flat panel TV.



Palm COTTAGE Additional 1 Bedroom guest cottage available for larger parties. Pets with permission. Rent one or both!

Location: Beach Side / Type: House / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2 🐾



Sea Place This spacious 3 bedroom/2 bath private home has it all, including a glassed-in Florida room, fully-fenced yard, a community pool and beach access just a short walk away! One-car garage for your vehicle or to store all your beach toys! Bed sizes: Queen, Full, 1 twin with trundle



Location: Beach Side / Type: House / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2 🚫 🐾



The Sandpiper Cottage This adorable 2 bedroom 1½ bath oceanfront beach cottage is located on the non driving section of St Augustine Beach. Recently remodeled with wood floors, wonderful views, and a beautiful lawn leading right up to the dunes and the beach. Once you arrive you may never want to leave! Master bedroom offers a queen bed, second bedroom offers 2 twin beds. 4 person / 2 car max - No Pets - No smoking.

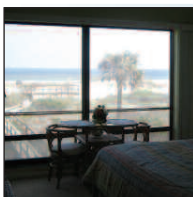


Location: Ocean Front / Type: House / Sleeps: 4 / Bedrooms: 2 / Bathrooms: 1 / Half Bathrooms: 1  



Sunshine Realty

VACATION CONDOS RENTALS



Sea Oats Villas 4

Are you looking for an oceanfront condo that is a little hidden and off of the beaten track? Well look no further! Sea Oats is located oceanfront on a quiet residential street. It is located in a small condo building so it is peaceful and private. Enjoy the ocean breezes and lull of the waves from the screened balcony! With recently updated tropical decor, this unit is absolutely perfect for a relaxing beach vacation! Bed sizes: King, 2 twins, sleeper sofa





Location: Ocean View / Type: Condo / Sleeps: 4 / Bedrooms: 2 / Bathrooms: 2  

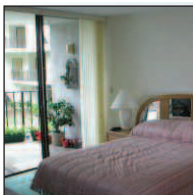


Quail Hollow B2-4U

Irresistible oceanside 1 bedroom/1.5 bath dunetop retreat! Adorably furnished and just steps from the beach access and community pool- this is the perfect beach getaway!

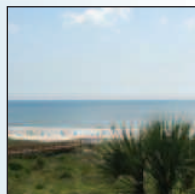


Location: Ocean View / Type: Condo / Sleeps: 4 / Bedrooms: 1 / Bathrooms: 1.5  



Anastasia Condominium 213

This 2nd floor unit has a wonderful ocean view from the glassed in balcony off of living room & master bedroom. Living-dining room area features television, VCR and wireless internet. Fully equipped kitchen, with washer and dryer. Master bedroom has 1 queen bed, television. 2nd bedroom has 1 queen bed, television and VCR. There is an outdoor heated pool with a sunning pavilion, private tennis courts and a beach walkway to miles of white sandy beaches!



Location: Ocean View / Type: Condo / Sleeps: 5 / Bedrooms: 2 / Bathrooms: 2  

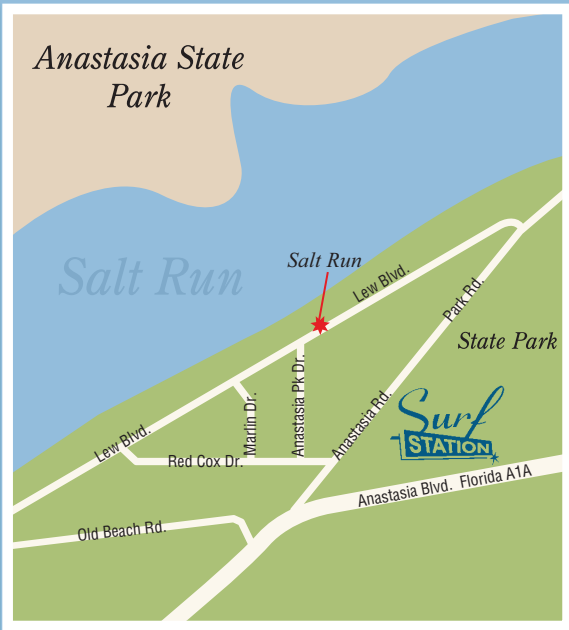


Ocean and Racquet Club 4302

Ocean & Racquet Club is one of the largest developments on the beach. There are two pools on site, 4 tennis courts, 2 Racquetball courts, and a Jacuzzi. These condominiums are perfect for the athletic vacationer who enjoys tennis and racquetball in addition to the relaxation of the beach! You can have the best of both worlds at the Racquet Club! Bed sizes: Queen, 1 Daybed



Location: Ocean View / Type: Condo / Sleeps: 4 / Bedrooms: 2 / Bathrooms: 2  




Villas of Ocean Gate 345
 Is a 2 story unit with an oversized 1 car garage. The unit features an open living-dining room area with bamboo floors, a sofa, loveseat, and television, and a fully-equipped kitchen. Master bedroom features a comfortable king bed with TV. Downstairs area has 2 bedrooms and a full bath with private washer and dryer. One bedroom offers 2 full size beds and the third has a sleeper sofa. Each bedroom has its own TV.

Location: Beach Side / **Type:** Condo / **Sleeps:** 7 / **Bedrooms:** 3 / **Bathrooms:** 2




Villas of Ocean Gate 409
 Is a 2 story unit with an ocean and pool view. The unit features an ocean view from the front patio, an open living-dining room area with a leather sofa and loveseat, television. Master bedroom features a comfortable king bed with TV. Fully equipped kitchen, private washer and dryer. Downstairs area has an oversized 1 car garage, 2 bedrooms (one with full-size bed, one with a twin bed) and a full bath.

Location: Ocean View / **Type:** Condo / **Sleeps:** 4 / **Bedrooms:** 2 / **Bathrooms:** 2

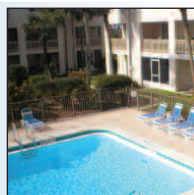
Atlantic Ocean





Four Winds H-2

Wonderful Ground floor 2 bedroom 2 bath condo just steps to the pool and ocean. Nicely appointed with a King Bed in the master bedroom and 2 twin beds in the 2nd bedroom. The living room has 2 full size leather sofa with queen sleeper, Flat Panel TV with DVD/VHS players and a wonderful view of the pool. Fully equipped kitchen and washer/dryer make this the unit a home.



Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2



Captain's Quarters 109

Beautifully furnished 2 bedroom, 2 bath OCEANFRONT condo. Gorgeous beach views from the living area, balcony, and master bedroom. Bed sizes: King, 2 twins, sleeper sofa

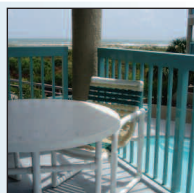


Location: Ocean Front / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2



Bermuda Run 4

OCEANFRONT, 2nd floor, 3 bedroom, 2 bath condo with beautiful panoramic ocean views. Bermuda Run units have two balconies so you can fully enjoy the ocean breezes and relaxing scenery. Bermuda Run is an exclusive, gated development with a nice swimming pool and beach access boardwalk. With only 12 units in the condominium, it is quiet and peaceful. Bed sizes: Queen, full, 2 twins.



Location: Ocean Front / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2



Bermuda Run 5

OCEANFRONT, 3rd floor, 3 bedroom, 2 bath condo with beautiful panoramic ocean views. Bermuda Run units have two balconies so you can fully enjoy the ocean breezes and relaxing scenery. Bermuda Run is an exclusive, gated development with a nice swimming pool and beach access boardwalk. With only 12 units in the condominium, it is quiet and peaceful. Bed sizes: King, Queen, 2 twins

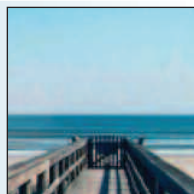


Location: Ocean Front / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2

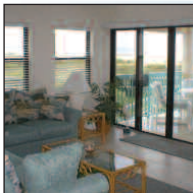


Bermuda Run 7

OCEANFRONT, ground floor, nicely furnished 3 bedroom, 2 bath condo with beautiful beach views. Bermuda Run units have two balconies so you can fully enjoy the ocean breezes and relaxing scenery. Bermuda Run is an exclusive, gated development with a nice swimming pool and beach access boardwalk. With only 12 units in the condominium, it is quiet and peaceful. Bed sizes: King, Queen, 2 twins

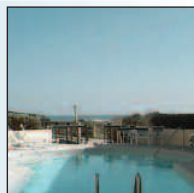


Location: Ocean Front / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2



Bermuda Run 9

OCEANFRONT, 2nd floor, 3 bedroom, 2 bath condo with beautiful panoramic beach views. Bermuda Run units have two balconies so you can fully enjoy the ocean breezes and relaxing scenery. Bermuda Run is an exclusive, gated development with a nice swimming pool and beach access boardwalk. With only 12 units in the condominium, it is quiet and peaceful. Bed sizes: King, Queen



Location: Ocean Front / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2



Ocean Club II 10

1st floor townhouse unit has a pool view. There is a covered porch off the living room, and balconies in both the 2nd & master bedrooms. Living-dining room area features a sleeper sofa, television and VCR. Fully equipped kitchen, full size washer and dryer in the attached garage. Master bedroom has 1 king bed and television. 2nd bedroom has 2 twin beds. Max 6 persons

Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2 🏠 🚗



Ocean Club II 16

1st floor townhouse unit has a pool view. There is a covered porch off the living room, and balconies in both the 2nd & master bedrooms. Living-dining room area features a sleeper sofa, television and VCR. Fully equipped kitchen, full size washer and dryer in the attached garage. Master bedroom has 1 king bed and television. 2nd bedroom has 2 twin beds. Max 6 persons

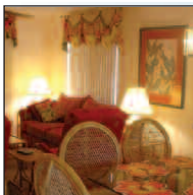
Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2 🏠 🚗



Ocean Club II 37

Townhouse unit has a pool view. There is a covered porch off the living room, and balconies in both the 2nd & master bedrooms. Living-dining room area features television and VCR. Fully equipped kitchen, full size washer and dryer in the attached garage. Master bedroom has 1 king bed and television. 2nd bedroom has a queen bed.

Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2 🏠 🚗



Ocean Village Club H-21

Ocean Village Club is another large oceanfront development on south St. Augustine Beach. This complex offers 2 pools, tennis courts, a poolside Jacuzzi, and covered gazebo on the beach access walkway. Unit H-21 is a 2nd floor (elevator available), 2 bedroom, 2 bath unit. Bed sizes: King, Queen, sleeper sofa

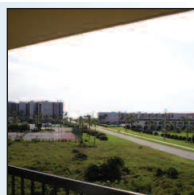
Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2 🚫 🚗



Ocean Village Club D-32

Ocean Village Club is a large oceanfront development in south St. Augustine Beach. This complex offers 2 pools, tennis courts, a poolside Jacuzzi, and covered gazebo on the beach access walkway. Unit D-32 is a 3rd floor, 2 bedroom, 2 bath unit. Bed size: Queen, 2 twins, sleeper sofa

Location: Beach Side / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2 🚫 🚗



Seawinds 74

This 2 bedroom/2 bath ground floor unit has tile floors & a 1-car garage. Complex offers a community pool and beach access. Bed sizes: King, 2 twin

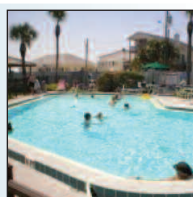
Location: Ocean View / Type: Condo / Sleeps: 4 / Bedrooms: 2 / Bathrooms: 2 🚫 🚗



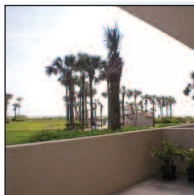


Island South 18

This 2 bedroom, 2 bath condo offers a great community pool and beach walkway to the non-driving section of St. Augustine Beach. Enjoy the spacious patio that overlooks the community pool area. Bed sizes: King, Queen

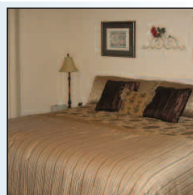


Location: Ocean View / Type: Condo / Sleeps: 4 / Bedrooms: 2 / Bathrooms: 2



Ocean Villas 7

Ocean Villas is a rather large Oceanfront development. There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. This 1st floor unit is situated beside the beach pool and offers dune and pool views. Large patio(30X17) off of living room & master bedroom. Fully equipped kitchen, full size washer and dryer. Bed Sizes: King, Queen, 1 full with trundle, sleeper sofa

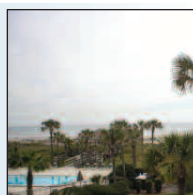


Location: Ocean View / Type: Condo / Sleeps: 8 / Bedrooms: 3 / Bathrooms: 2



Ocean Villas 22

Ocean Villas is a rather large Oceanfront development. There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. This 2nd floor, 2 bedroom/2 bath townhouse is situated beside the beach pool, offering beautiful ocean views from 2 balconies and easy pool access. Bed sizes: Queen, 2 twin, sleeper sofa.



Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2

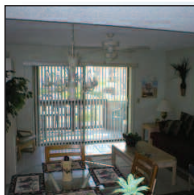


Ocean Villas 40

Ocean Villas is a rather large Oceanfront development. There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. Unit #40 is a 2 bedroom, 2 bath townhouse style condo with a nice ocean peek. Bed sizes: King, 1 full/1 twin, sleeper sofa, crib



Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2

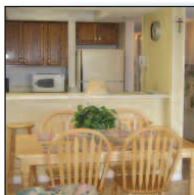


Ocean Villas 41

Ocean Villas is a rather large Oceanfront development. There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. Unit #41 is a 2 bedroom, 2 bath townhouse style condo with a nice ocean peek. Bed sizes: King, 2 twins, sleeper sofa, porta-crib

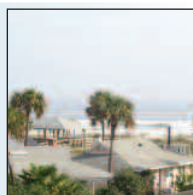


Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 2 / Bathrooms: 2

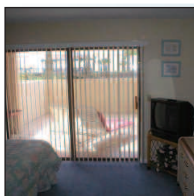


Ocean Villas 42

Very nice recently updated condo in Ocean Villas! End unit allows for lots of natural light! Steps to the ocean, or enjoy one of the two community pools At Ocean Villas. Townhouse unit sleeps four people with one queen bed and two twins.



Location: Ocean View / Type: Condo / Sleeps: 4 / Bedrooms: 2 / Bathrooms: 2



Ocean Villas 67

Ocean Villas is a rather large Oceanfront development. There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. This 1st floor unit is situated beside the beach pool and offers dune and pool views. Large patio(30X17) off of living room & master bedroom. Living-dining room area features tile floors with sleeper sofa, television and DVD. Fully equipped kitchen, full size washer and dryer. Bed Sizes: Queen, Full, 2 twin

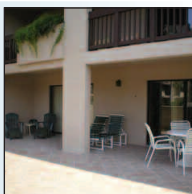


Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2



Ocean Villas 100

Ocean Villas is a rather large Oceanfront development. There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. 1st floor unit has lagoon and pool view from patio. Large patio(30X17) off of living room & master bedroom. Living-dining room area features tile floors with sleeper sofa, television and DVD. Fully equipped kitchen, full size washer and dryer. Bed Sizes: King, Queen, 2 twin



Location: Ocean View / Type: Condo / Sleeps: 8 / Bedrooms: 3 / Bathrooms: 2



Ocean Villas 112

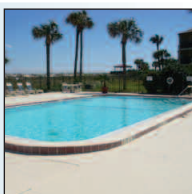
There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. Ocean Villas # 112 is a ground floor unit with a lagoon and pool view from the large patio(30X17) off of living room & master bedroom. Open Living-dining room area features sofa, television and DVD. Fully equipped kitchen, full size washer and dryer. Handrails in Master Bathroom shower. Bed sizes: King, Queen, 2 twins



Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2



Ocean Villas 116 is a Second floor unit with a lagoon and pool view from the large balcony off of living room & master bedroom. Open Living-dining room area features sofa, television and DVD. Fully equipped kitchen, full size washer and dryer. There are 2 swimming pools on site, a fabulous gazebo overlooking the ocean, and great beach access. Bed sizes are Queen in master, queen and 2 twins.

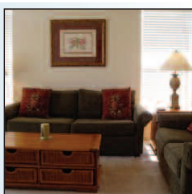


Location: Lagoon View / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2



Seaside at Anastasia 306B

This spacious, newer 3 bedroom/2 bath offers a view of the lake and a convenient location across from the county fishing pier, children's splash park and beach access. Enjoy the community pool and clubhouse and walk to local restaurants. Bed sizes: King, Queen, 2 twin



Location: Ocean View / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2



Seaside at Anastasia 206B Close to all the attractions in St Augustine Beach is this wonderful 3 bedroom/2 bath condo that offers a view of the lake and a convenient location across from the county fishing pier, children's splash park and beach access. Enjoy the community pool, clubhouse. The living room features a leather sofa, flat panel TV and vcr/dvd combo. The spacious master suite has a King Bed, TV and an oversized garden tub to relax in after a hard day at the beach. The two guest bedrooms both have Queen beds and TV's.



Location: Anastasia Island / Type: Condo / Sleeps: 6 / Bedrooms: 3 / Bathrooms: 2

Policies and Procedures for St. Augustine Vacation Rentals

Sunshine Realty and Appraisal Services, LLC
Policies & Procedures for Vacation Rentals

Check-In: 3:00 - 5:00 PM (EST)

Check-Out: 10:00 AM (EST)

Payment: We accept Visa, MasterCard, American Express, cash, money orders, personal checks, cashiers checks, and certified checks.

Reservation & Confirmation Deposits: There is a non-refundable reservation fee charged at the time of booking. You will be quoted a pre-payment amount at the time of booking. The pre-payment amount will be charged to your credit card or collected by check and will be subject to the cancellation policy as stated herein. If your reservation is within 30 days of arrival, the full amount of your reservation will be charged immediately and will be subject to the cancellation policy as stated herein. Reservation requests are reviewed for accuracy and are not accepted by us until confirmed in writing. A confirmation acknowledgement is sent by email (or mail if needed) after booking.

Balance Due 30 Days Prior to Arrival: The balance of your rent, plus applicable fees and taxes is due 30 days prior to your arrival. All rentals are subject to applicable sales tax and local city and county taxes.

Damage Waiver: All properties are inspected after each occupancy. Guests have full financial responsibility for damages due to misuse, negligence, or missing items. A non-refundable damage waiver of \$45.00 will be charged to cover accidental damage up to \$1500.00 per stay. Terms of the damage waiver are available for review upon request. If you prefer not to pay the damage waiver, a \$1500.00 damage deposit will be charged to your credit card. This fee will be refundable upon departure, assuming there are no damages.

Keys: Pick up keys at our office and return them upon departure. There is a \$10.00 re-keying charge for lost keys. If you lock yourself out after hours, locksmith charges will apply. Replacement of Beach Keys and Electronic Passes are \$50.00.

Minimum Stay: Minimum stay requirements vary and will be quoted at time of reservation.

Maximum Occupancy: the maximum number of guests is based on the individual property's ability to comfortably and safely accommodate our guests. No exceptions will be made. Sleeping limits shown as (for instance) accommodates 6 indicates the maximum occupancy.

Cancellation Policy: If you have to cancel your reservation or reschedule, please call our office immediately. For cancellations more than 30 days in advance, a \$50.00 cancellation fee will apply. For cancellations within the 30 day window, you are liable for the full amount. Travel Insurance is available upon booking.

If a Mandatory Evacuation order is issued we will issue you a credit for a future stay with us equal to the number of nights missed. If you choose to leave in a Voluntary Evacuation no refunds will be given, but we will try to re-schedule your stay. No refunds are given for early departures due to inclement weather.

Housekeeping: Your rental unit will be thoroughly cleaned before each arrival. If you are not satisfied, please call our office immediately. If you are a late arrival, please notify us by the following morning. If you have not called by this time, we will assume you have found everything in acceptable condition.

Age Requirements: We do not rent to anyone under the age of 18 (legal photo ID required upon request). Any reservation made under false pretenses will be subject to forfeiture of advance payment, deposit, and/or rental money. Violators will be evicted. Some complexes have different age requirements that we are required to comply with.

No House Parties/ Large Groups: If home is booked for these purposes without our knowledge, occupancy will not be allowed and deposit forfeited. If discovered after occupancy, guests will be asked to vacate the premises immediately with no refund. *(Continued on next page)*

Campers, Trailers, Boats or Motor Homes: Please ask our rental agents PRIOR to bringing these items. It MAY be possible to bring these items to certain units.

Smoking: Smoking is strictly prohibited inside ALL rentals. You will incur additional charges for carpet cleaning and deodorizing if evidence of smoking is found.

Telephones: All long distance, extended service, and internet dial-up calls must be charged to a calling card, collect, or third party. There is no charge for local phone calls.

Right to Change Rental Assignments (Substitution): We reserve the right to substitute comparable accommodations without prior notice or liability. We will make every effort to contact you should this happen. When comparable accommodations are not available, guests will have the option of selecting from available properties at the published rate for such properties or receiving a complete refund.

Swimming Pool: NO LIFE GUARDS ON DUTY. Guests assume all liability for use of pools, spas, and similar fixtures.

Linens: An initial linen supply will be provided. The beds will be made and a change of linens is available in each unit.

Supplies & Appliances (minimum):

- *Kitchenware, utensils, dishes, and cookware.
- *Air conditioning and heat.
- *At least one TV.
- *Full kitchen including microwave, oven, and refrigerator.
- *Washer and dryer.

Some rental units have grills. Charcoal grills are prohibited on decks, porches and balconies. Please see individual descriptions from amenities of each property. We cannot provide replacements or give refunds for the failure of these items or other small appliances.

Check-Out Time: Check-out time is 10:00 AM (EST). All guests will be charged \$50.00 per hour for late check-out unless prior approval has been made. Please leave on time so that the unit may be prepared for our next guests. Late check-out may not be approved until 2 days prior to departure.

Things to Do Before Check-Out: Please leave your unit in the general condition as it was found. Additional cleaning fees may be charged for excessive wear.

- *Wash all dirty dishes and put away.
- *Remove all food from refrigerator.
- *Strip sheets and pillowcases only and put all unclean sheets and towels in the laundry area.
- *Turn off all lights and television sets.
- *Return all furnishings to their original positions.
- *Dispose of all trash, including all newspapers, paper bags, etc. Dumpsters are located on the premises for your convenience.
- *Check under beds, in drawers and closets for your personal items. We are not responsible for items left behind.
- *Close all windows and lock doors.
- *Keys must be returned to Sunshine Realty upon check-out. If leaving early, please put all keys in drop-box outside of Sunshine Realty office.

DISCLAIMER: Every effort has been made to assure accuracy, Sunshine Realty & Appraisal Services, LLC; however, cannot assume responsibility for errors or omissions. Rental data, terms and conditions are subject to change without notice.

IF YOU HAVE ANY QUESTIONS REGARDING POLICIES AND PROCEDURES OR WOULD LIKE MORE INFORMATION, PLEASE CONTACT OUR OFFICE AT (904) 471-9259.



Sunshine Realty

& Appraisal Services, LLC • Licensed Real Estate Broker

"Stay For a Week,
a Month,
Or a Lifetime!!"

Who says your stay in gorgeous St. Augustine has to end? Why not make your vacation permanent by allowing us to help you find that perfect home.

Ever consider purchasing a relaxing home on the beach, the intracoastal or in historic St. Augustine?

Sunshine Realty is here to help you stay a little longer.

Come and enjoy your stay. Whether it's a week, a month or a lifetime, Sunshine Realty is here to lend a hand.



741 A1A Beach Boulevard • St. Augustine Beach, FL 32080

Phone: 904-471-9259 • Fax: 904-461-3178

www.sunshinerealty.com

