

# POTOMAC RIVER GETAWAY

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## RIVERSIDE OASIS

### ABOUT THE PROPERTY

Located on a scenic cliffside overlooking the Potomac River, this beautifully remodeled 3-bedroom, 2.5-bathroom retreat offers the perfect blend of relaxation and adventure. With expansive living spaces, stunning panoramic views, and an open-concept design, the home provides a welcoming atmosphere for families and friends. Enjoy morning coffee on the private balcony off the master suite or unwind under the stars in the hot tub. The property is ideally located for both peace and exploration, with easy access to nearby nature reserves, historical sites, and charming local attractions. Whether you're here to relax or explore, this home is the ultimate riverside escape.

***1441 N Independence Drive Montross, VA 22520***

# Welcome!

We're thrilled to have you as our guest and hope you find our home to be a relaxing and memorable retreat. Whether you're here for a peaceful getaway, an adventure exploring the historic sites of Montross and Colonial Beach, or simply to soak in the breathtaking river views, we want your stay to be as comfortable and enjoyable as possible.

From the moment you step inside, we invite you to make yourself at home. Enjoy your morning coffee on the wraparound deck as the sun rises over the Potomac, unwind in the hot tub under a blanket of stars, or challenge your friends and family to a game in the basement game room.

If you need anything during your stay, don't hesitate to reach out. We're happy to provide recommendations, answer questions, or assist in any way we can.

Welcome, and enjoy your stay!

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## WIFI INFORMATION

Network: Independence\_Guest  
Password: elevate1441

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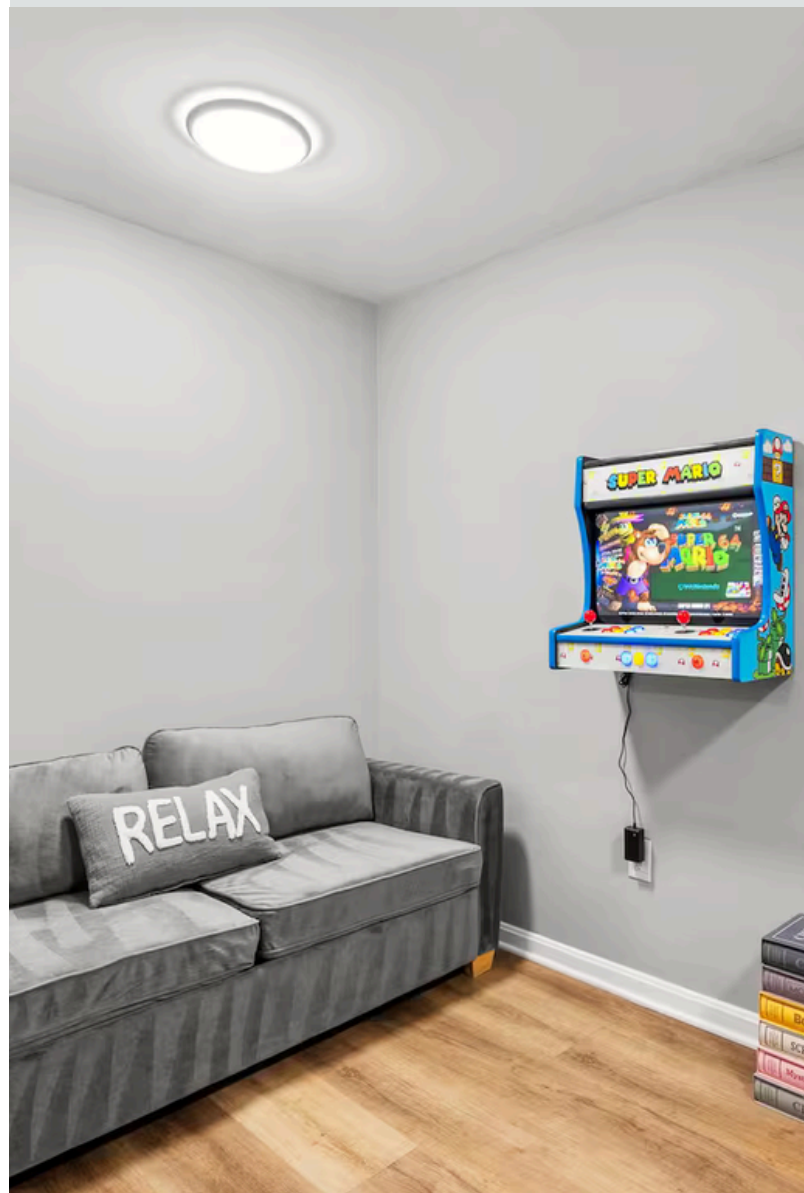


## CONTACT INFO

Name: Matt

Phone: 240-421-5497

- Superhost
- 10 Years Hosting
- Over 2100 5+ star reviews
- Languages: English, Spanish
- Verified
- Response rate: 100%



# CHECK IN PROCEDURE

✓ **Arrival Time:** Check-in is anytime after 3:00 PM.

✓ **Entry Code:** You will receive a door code via text on the Saturday before your arrival. Enter the code at the front door for seamless access.

✓ **Parking:** You can park in the street and walk up the driveway or drive up the gravel driveway (SUV or 4WD recommended for the hill).

# CHECK OUT PROCEDURE

✓ **Towels & Linens:** Leave used towels in the bathroom hamper. No need to strip the beds.

✓ **Hot Tub:** If used, please replace the cover securely.

✓ **Trash:** Place all trash in the designated outdoor bins.

✓ **Departure Time:** Please check out by 11:00 AM.

✓ **Lock Up:** Ensure all doors and windows are locked.

# AMENITIES

📶 Wi-Fi (QR Code provided in this booklet)

♨️ Hot Tub (Relax under the stars)

🌅 Wraparound Deck with breathtaking Potomac River views

🍷 Private Balcony off the master suite

🍳 Fully Equipped Kitchen (Coffee maker, cookware, utensils, and more)

🧺 Laundry (Washer & dryer available for use)

❄️ Central Heating & Air Conditioning

🔥 Fireplace (Cozy up in the living room)

🎮 Game Room (Air hockey table & vintage arcade system)

📺 Smart TV with streaming capabilities

🍖 Grill (Outdoor cooking with a view)

# CHECK IN & OUT



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# HOUSE RULES

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A couple things to  
remember



- Relax & Enjoy! – Make yourself at home, unwind on the deck, and soak in the stunning river views.
- Hot Tub Etiquette – Rinse off before using, keep the cover on when not in use, and please, no glass near the tub.
- Leave It as You Found It – Accidents happen! If something breaks, just let us know.
- No Smoking Indoors – Feel free to smoke outside, but please dispose of cigarette butts properly.
- Be Mindful of Parking – The driveway is steep and gravel—SUVs or 4WD vehicles are recommended. Street parking is also available.
- Checkout is at 11 AM – A quick tidy-up before you go (trash in bins, dishes in the dishwasher or sink) is always appreciated!

*Thank you!*

*1441 N Independence Drive Montross, VA 22520*

## THINGS TO DO:

### Local Experiences –

- Events at General's Ridge Vineyards – [View Events](#)
- Antiques in Montross – [Explore Antique Shops](#)

### Outdoor Adventures –


- Voorhees Nature Reserve – [Learn More](#)
- Westmoreland State Park – [Explore Westmoreland](#)
- Caledon State Park – [Discover Caledon](#)
- Fishing in the Area – [Fishing Spots](#)


### Historic Sites –


- Stratford Hall – [Visit Stratford Hall](#)
- George Washington Birthplace National Monument – [Explore George Washington's Birthplace](#)
- James Monroe Birthplace Park and Museum – [Discover James Monroe](#)
- Westmoreland County Museum – [Learn More](#)


There's something for everyone—whether you're a history buff, nature enthusiast, or simply looking to unwind!

### **Colonial Beach**


 Trolley Ride – Explore the town on the Colonial Beach Trolley. [More Info](#)

 Golf Cart Rentals – Cruise around Colonial Beach on a golf cart. [More Info](#)

 Colonial Beach Dragway – Catch exciting races at the local dragway. [More Info](#)

 Riverboat on The Potomac – Enjoy gaming, food, and events aboard a riverboat. [More Info](#)

### **Montross**

 The Arts Center of Montross – Visit the gallery or sign up for art classes. [More Info](#)

 Stan's Skateland – Roll around at the local skating rink. [More Info](#)

There's plenty of fun to be had—whether you're cruising, racing, or exploring the arts!

## ESSENTIALS:

- Food Lion (Grocery Store) – [Map Link](#)
- Dollar General – [Map Link](#)
- Bird Dog Country Store (General store & gas) – [Map Link](#)
- 7-Eleven & Exxon (Open 24/7 for snacks, gas, etc) – [Map Link](#)
- Walgreens (Pharmacy) – [Map Link](#)
- ABC Store (Liquor Store) – [Map Link](#)

## FOOD & DRINK:

### Colonial Beach

- 🍷 French/Thai – Fusion Flavors
- 🍕 Pizza & Arcade – Pizza & Fun
- 🌮 Mexican – Mexican Delights
- 🍹 Mexican – Another Mexican Option
- 🍖 BBQ – BBQ Feast
- 🍺 Beer & Bites – Beer & Bites
- 🍹 Tiki Bar – Tiki Bar Vibes
- Vineyards & Farm to Table
- 🍷 Ingleside Vineyards – Vineyard Events
- 🍇 BackPorch Vineyards – Visit BackPorch Vineyards
- 🍺 Creekside Farm Brewery – Craft Beer
- 🥗 Denson Farm to Table – Farm-to-Table Dining

### Montross

- ☕ Coffee – The Art of Coffee
- 🍔 Comfort Food – Local Comfort Food
- 🍕 Pizza – Local Pizza
- 🍺 Brewery – Visit the Brewery
- 🌮 Mexican – Authentic Mexican Cuisine
- 🍗 Chicken – Fried Chicken
- 🍴 Casual Eats – Casual Dining

### Vineyards & Farm to Table

- 🍷 Ingleside Vineyards – Vineyard Events
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*delicious!*