



Welcome to K BnB – Mi Casa @ Ten Broeck!

17 Ten Broeck Albany, NY 12210

...otherwise known as the Historic Ten Broeck Triangle
- the 2nd oldest residential neighborhood in the City of
Albany! ...our building was built in 1857 & is 163 years
young!!

If you have any questions about our ground level apartment, please contact my husband or myself at **518-982-7635** (Wendell) or **518-881-8049** (Kim)...or just ask us 😊!

This is an owner-occupied building & we are always happy to help.

You may also contact us via email at:

Ktala5729@gmail

Please make yourselves at Home!

Have a look through the cupboards to familiarize yourself with the contents of the property. The property should be spotless with clean bedding on the beds and clean towels. If you find anything to not be to your satisfaction, please inform us within the first 24 hours of arriving at the property.

SSID: WiFi Access Name: Sunny1215

PASSWORD: (located at information/work desk)

Keyless Unit: All guests create their own 4-digit number sequence, unique to their stay-as their personal entry code. Simply enter your personal entry number followed by the asterisk sign and the door will unlock (**WAIT!** for the numbers on the door pad to disappear before you try the door or the lock will jam). For Example, 0007*

In order to lock the door behind you, simply place your hand on the key pad. The door will automatically lock and the key pad will light up.

Shoe & jacket: We encourage our guests to prevent our inside space from getting dirty & preventing odor - especially our rugs, by providing a boot tray for soiled and/or wet shoes and an entry coat closet for coats & gear - with plenty of hangers.

Parking: 2-hour parking & alternate parking is enforced in our area. **The following is needed: license plate#, state, make, model and color.**

We ask that vehicle information is provided so a visitor parking permit may be requested to avoid guests being ticketed.

Alternate parking is observed on Sunday & Monday nights – specifically Ten Broeck Street. Sunday night ALL vehicles are to park on the even side. Monday nights ALL vehicles are to park on the odd side. This is due to garbage pick-up and street cleaning.

Desk: Just outside kitchen-a work station is offered. You will find a clean desk-with lots of surface space-for your laptop, comfortable office chair, paper and pen along with cell phone desktop charging station. Above workstation Kbnb has provided a Visitors Board which includes information on attractions, activities, restaurants & more. We hope this is helpful!



Kitchen: We recently renovated our kitchen space. We hope that you enjoy all the new stainless-steel appliances which include: electric stove/convection oven, microwave, large capacity refrigerator, dishwasher along with toaster, Keurig & blender. A full listing of the contents of the kitchen can be found posted in kitchen cupboard. Cellular telephone charging outlet can be found in kitchen – charging outlet is located left of stove. Complimentary snacks and beverages are for your enjoyment.

Bedroom: Our 1-bedroom space holds a comfy Queen Size bed with 2 nightstands. Cellular telephone charging outlet can be found behind right nightstand for your charging use. Ceiling fan and air conditioning units are included in that space along with fireplace. Fireplace remote is found on bedroom dresser...simply press the top left "ON" button & press this same button to turn off when not in use. Please ensure that fireplace is left in good working order, when checking out (an additional fee will be charged if TV & fireplace remotes are misplaced or broken).

A fold up, bed and additional bedding, blankets and pillows are stored in hallway closet outside bedroom

Living Room: Living room space contains a comfy couch – NOT to be used in place of a bed please, additional seating, large screen TV and electric fireplace. Remote for TV is kept on coffee table. Living Room electric fireplace may be turned on by opening right side door panel & pressing on button - that's your top button 😊. Should you need any assistance, please let us know. We ask that when not

in use or leaving the apartment, that appliances are all turned off.

Entertainment: Smart TV with satellite television as well as Netflix, Amazon Prime and Disney + are available.

Firestick users: an outlet has been provided behind Living Room TV for hook up-should you have your own firestick.

Children: Parents ourselves, we can appreciate; when we are away, those conveniences of home. Included are a high chair, playpen, family friendly board games and a variety of small toys. ...and lets not forget our electric arcade game for our bigger guests-LOL!

Bathroom: Bathroom includes shower with hand-held wand-especially for the kiddos, toilet, vanity with fresh fluffy towels. Bathing essentials such as shower gel/soap, toothpaste, tooth brushes will be found in vanity drawer...just in case you may have forgotten something -- along with blow dryer & magnifying mirror! Toiletries are for your convenience. Take what you need, please leave unused items for next guest



We have provided two sets of towels for each guest to use inside the property. When you depart, please place any and all used towels inside the bathroom hamper that has been provided-behind bathroom door.

Backyard: We hope that you enjoy the backyard space. We spend our summers gardening here, enjoying a BBQ or sitting outside enjoying the peace & quiet. Occasionally we have had recording artists and their musicians practice on the fire escape of the Palace Theatre right behind us, which is always a treat!

Smoking: Because of the age of this home, fire is a serious threat and must be taken with the most seriousness and so this is a **Non-Smoking** unit. Smoking (of any kind) is not permitted in this unit, in the front or back yard. Candles and incense are also not permitted.

Pets: This is an allergy free home so **Pets are NOT permitted**. Our family is highly allergic, our kiddos especially. Thank you in advance for considering our health and respecting this request.

PLEASE NOTE– because the yard is also used as a private venue (seasonally) small gatherings must be owner approved (we provide information and details regarding the backyard venue at our website- under Occasions by Kim). ONLY Registered Guests, may use the backyard without notice. Please contact us before, just so we can let you know if there is something planned.

Snow Emergencies: are often declared during the winter months. The Albany Snow Hotline 518-476-SNOW (7669) provides information on Snow Emergencies and winter weather events. When a major snow event occurs, a snow emergency will be declared. Normal parking regulations are temporarily suspended.

Miscellaneous: BBQ & Firepit...should you wish to utilize BBQ & firepit, please let us know in advance so we may set up for you.

Our green egg smoker is for owner's use only.

Heating & Air Conditioning: Our unit is kept at a comfortable 70-degree temperature during the cold season. Air conditioning can be found in bedroom (seasonal), please feel free to use it when necessary. Along with electric fireplace which is found in our living room and bedroom. Extra blankets may be found in our hallway closet just outside bedroom.

Trash & Recycling: Trash container and blue bin for recycling can be found in kitchen area. Additional trash bags can be found in kitchen cabinet. A trash container is also in bathroom. We ask that paper towels, sanitary items/packaging, wipes & diapers are disposed of in trash--please do not flush these items in toilet.

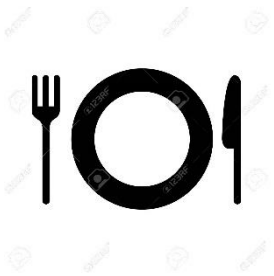
Laundry: Isn't it nice coming home with fresh clothing at the end of your vacation? A washer & dryer are available to our guests. Detergent & fabric softener sheets provided along with iron and ironing board.



Supermarkets:

Trader Joe's, Whole Foods Market, Honest Weight Food Co-Op, Market 32 – Delaware Avenue are just a few of our favorites and all just a few minutes away! If you will be staying with us for any length of time and want to do your shopping online (at Targets, Price Chopper....) before you arrive please let us know. Forward us the receipt and we will be happy to pick them up and put them away for you.

Farmer's Markets: My Favorites (!) – Troy Waterfront Farmers Market – every Saturday and Schenectady Greenmarket held every Sunday. During the winter months the Schenectady Greenmarket is held in the Proctor's Theatre!



Restaurants & Bars: Café Madison, The Cuckoo's Nest, Iron Gate Café, The Hollow Bar & Kitchen, The Albany Ale & Oyster, The City Beer Hall, Kuma Ani, Druthers Brewing Company, Post, The Bishop, New World Bistro Bar, Umana Restaurant and Wine, Dove + Deer, The French Press Café & Creperie, Barcelona

and Angelo's 677 Prime are just a few of our favorites. Check out Yelp for reviews and locations!



Local Attractions: Hudson River at Jennings Landing, USS Slater, New York State Museum, Albany Institute of History & Art, Empire State Plaza Concourse, New York State Capital, Ten Broeck Mansion, Corning Tower & Washington Park.



Movie & Theatre: Regal Colonie Center & RPX, Regal Crossgates & IMAX, Spectrum 8 Theatres, The Palace Theatre Albany, Capital Rep, The Egg, Movieland 6, 5 Wits Albany, Scotia Cinema (our favorite), Hollywood Drive in Theatre & Washington Park Playhouse (seasonal).



Children's Attractions: Chuck E. Cheese, Get Air Albany, Airdrenaline Adventure Park, Huck Finn's Playland, Funtown Bounce, Billy Beez (our favorite), Children's Museum of Science and Technology, Via Aquarium, Tumbling Tykes, The Art Room & The Pottery Place.

Also, because there are children in the home, we ask that noise be kept to a minimum after 10pm.



Public Transportation: CDTA, Uber, Lyft, Taxi, Train, Bus & Albany Airport – are just minutes from the downtown area. Bike rentals are also available.

Hospitals: Albany Med, St. Peter's & Memorial Hospital are nearby. For emergencies - **Police & Fire Dept: 911**



A First Aid Kit can be found on top of fridge for our guests for minor emergencies

We hope you enjoy your stay with us!



...and a big thank you for maintaining the cleanliness of our home and for our incoming guests! 😊

CHECK IN: 3 PM
CHECK OUT: 11 AM