

Features and Amenities for your stay at Live Oak Vineyard's Guest House

| Feature | Amenities |
|-----------------|---|
| Home Amenities | <p>A Touch of Tuscany Under the Texas Sun, 15-20 Minutes to Lackland Air Force Base, 25-30 minutes to Downtown San Antonio, the Riverwalk & SeaWorld, 10% BMT, Active and Disabled Military Discount, Tuscan Themed Grounds, 6+ Acres with an additional Rental Cottage and the Villa (which is used only for events on the property), Outdoor Dining & Furnished Patio, Wireless Internet Access, Central Air, Force Air Heat, Flat-Screen Smart TV, Blu-ray Home Theater System, Satellite/Cable, 2 Bathrooms – 1 with separate Shower and Bath Tub - 1 with Bath Tub/Shower Combo, Gourmet Kitchen, White Appliances, Granite Counters, Linens and Towels Provided, Fireplace, Ceiling Fans, Private Parking, Hair Dryers, Bose CD/Sound System, All-in-One Computer, Printer/Scanner/Fax, Fire Pit, Gas Grill, Graco Pack 'n Play Playard Snuggle Suite LX, Highchair, Booster Seat, Security System, Fenced in Property</p> <p>Optional: 3 Bedroom/2 Bathrooms Cottage (If Available - Rents Separately from Guest House.)</p> <p>Optional: Events at Villa Allowed Max. Occupancy 50-52 People for a Sit Down Reception/Event. There is also a Bridal Garden and a Covered Pavilion with Bench or Chair Seating for 50 people (Under Separate Event Contract)</p> |
| Laundry Room | Large Capacity Washer & Dryer, Laundry Soap Pods, Dryer Sheets, Iron & Ironing Board, Vacuum Cleaner, Hand Held Clothes Steamer |
| Outdoor Living | Newly Planted Orchard/Vineyard and Garden Views, Sunset View, Outdoor Furnished Patio, Large Seating Area, Dining Table, Bose CD/Sound System, Gas Grill, Fire Pit, Various Yard Games and Toys |
| Dining Room | Seating Area, 10 - 12 Person Dining Table |
| Gourmet Kitchen | Granite Counters, White Appliances, Refrigerator, Dishwasher, Microwave, Oven, Electric Stove, Blender, Food Processor, Mixer, Toaster, Waffle Maker, Ice Cream Maker, Deep Fryer, Slow Cookers, Pressure Cookers, Coffee Maker, Coffee Grinder, Pots & Pans, Baking Dishes, Mixing Bowls. Serving Bowls & Platters, Glassware, Dishes, Flatware, Trash Bags, Paper Towels, Napkins, Dishwasher Tablets, Dish Soap, Coffee, Coffee Filters, Tea, Hot Chocolate, Various Spices & Kitchen Basics Essentials, (i.e. Flour, Sugar, Pancake/Waffle Mix, etc.) |
| Living Room | Large Seating Area, Queen Size Sofa Sleeper, Ceiling Fan, Fireplace, 42" Flat-Screen Smart TV, Blu-ray Home Theater System, Computer, Printer/Scanner/Fax, Toys, Games, Books |

| Feature | Amenities |
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| Bedroom One | Bed: King Size Bed includes En-Suite Bath with Bath Tub and Shower, Toilet, Towels, Hair Dryer, Curling Iron, Straighter, 32" Flat-Screen Smart TV, Blu-ray Home Theater System, Large Nursery/Walk-In Closet with Twin Size Bunk Beds and Portable Crib, Ceiling Fans |
| Bedroom Two | Bed: Queen Size Bed, Ceiling Fan |
| Bedroom Three | Beds: Full Size Bunk Bed, Ceiling Fan |

