



THE STERLING SUITE
SPOKANE, WASHINGTON

WELCOME

Welcome to the Sterling Suite at 503 West Sumner Avenue in Spokane, Washington! We are excited to have you stay with us and we hope you will feel right at home during your visit.

We understand how important it is to find a comfortable and welcoming place to stay. That's why we've created a space that we would want to stay in ourselves, with all the comforts of home.

The Sterling Suite features all the amenities you need for a relaxing and enjoyable stay. From a fully equipped kitchen to cozy living spaces, we have everything you need to feel comfortable during your stay. If you need anything else, we're just a phone call or message away.

We know that there are so many amazing things to see and do in Spokane, and we're happy to provide recommendations to help you make the most of your visit. Whether you're looking for the best local restaurants, hiking trails, or cultural attractions, we're here to help.

We hope you have a wonderful time staying with us and that you'll come back to visit again soon. Thank you for choosing the Sterling Suite for your visit to Spokane!

WI-FI: GET CONNECTED

NETWORK: **The Silver Surfer**
PASSWORD: **Awesome!**

DRIVING DIRECTIONS

Using GPS (Google Maps, Apple Maps, etc.), use "503 West Sumner Avenue" as your destination.

You can use Google Maps and simply type "Flatzius Manor" as your destination. That will also work!

Please lock your car when not in it for your safety.



DON'T FORGET TO BRING

Here is a basic list of things you could consider bringing. We know you'll have your own needs and preferences, but we thought it might be helpful to consider what else to bring—as we know what amenities we already provide!

- Personal toiletries
- Camera, memory cards, charger
- Personal electronics chargers
- Batteries

LOCAL WEATHER

For the most up-to-date weather forecast check [this link](https://www.wunderground.com/weather/us/wa/spokane/99204) (<<https://www.wunderground.com/weather/us/wa/spokane/99204>>).

Remember: The weather person is the one person who can be wrong and still keep their job. We like to say, "There's no such thing as bad weather, just inappropriate clothing."

General comments regarding Spokane weather: Spokane is considered a desert. Year-round, it is very arid. It will mean hot, dry summers and cold, snowy winters. It also can get rather cool at night, even in summer. You're best off packing and wearing layers when in Spokane.

ABOUT THE HOUSE

Constructed in 1912, the Nuzum house is reminiscent of seventeenth-century “black and white” Tudor-style structures built in towns, hills and meadows throughout England. Celebrated Spokane architectural firm, Cutter and Malmgren, designed the home which was purchased in 1916 by Richard W. Nuzum, one of Spokane's most famous civil and criminal attorneys. Richard Nuzum and his wife, Jessie, were long-standing residents, living in the house for 30 years. The home is well-preserved with a high degree of architectural integrity and is a hallmark example of the American Tudor Revival style.

ACCESS CODES & INSTRUCTIONS

We'll provide you with an access key code before your arrival via text. This will allow you to check yourself into the property. **Please make sure you have received the code before you travel. If you haven't received this before heading out, please contact us.** There's nothing worse than arriving somewhere new (potentially at night) and not being able to get in!

HOW TO USE KEYPAD:

1. When you first approach the door, the keypad will be unlit. It will light up after you've entered in your first number
2. Enter the five digit code. If done correctly, you will see a blue check mark and the deadbolt will open
3. When inside, simply turn the lock paddle to lock the door
4. When leaving the unit, press the padlock button in the lower right corner to lock the door. You should hear a beep if done successfully



CHECK-IN TIME

Your check-in time is 3pm. We can sometimes arrange an early check-in, so please contact us if you plan to arrive early and we'll do our best to accommodate you (we can't promise, unfortunately). If you are arriving early, have a look at the "local area guide" section. We've listed lots of things you can do around the area while you're waiting to check in.

GETTING IN TOUCH

If you need to get in touch with us, (whether it's about a delay or you're lost—or anything else!) you can either phone us, text us, or message us.

Call or text: **914-393-0121**

PLEASE NOTE: We (your hosts) live in the rest of the house, so if we're around and you text or call, we can help out rather quickly!

HOUSE RULES

Please observe the following rules (we really appreciate it!):

- No smoking/vaping inside the property (If you must smoke/vape, please do so at least 20 feet from the house, and do not leave butts on the ground)
- No pets allowed unless pre-arranged
- Respect quiet hours from 10 PM to 8 AM
- Only registered guests are allowed on the property unless arranged prior to your stay
- Keep the property clean and tidy, and report any damages or issues immediately
- Do not move or rearrange the furniture without permission
- Do not engage in any illegal activities on the property
- Do not leave any food or garbage outside that could attract pests
- No open flames inside the house, such as candles or incense
- You are allotted one (1) parking space while staying with us. Should you have a guest coming to visit, please ask them to park on the street

KITCHEN

You will find in the kitchen a refrigerator, microwave, toaster oven, coffee maker, and dishwasher. They should all operate as expected. A few things to note:

REFRIGERATOR: The refrigerator is designed to keep food cold or frozen. Who knew?

TOASTER OVEN: The toaster oven has settings for toasting, air frying, baking, and broiling. The small knob will change the function, while the top large knob controls temperature or level of toastiness, and the bottom large knob controls either the duration of cooking or the number of slices of bread/bagels.

COFFEE MAKER: The coffee maker is located on the coffee cart by the windows. Coffee filters are located under the coffee maker on the second shelf of the cart. There is also an electric hot water kettle. If needed, fill the kettle with water and push the lever at its base for boiling water.

DISHWASHER: Dishwasher detergent is provided for you under the sink.

COOKWARE, UTENSILS, DISHES: The suite is stocked with utensils, silverware, glasses, mugs, and plates

HEATING & COOLING

In the Spring and Summer months, it can get rather warm during the days (a dry heat), but rather cool at night. Since the unit is in the basement of the house, it tends to stay comfortable at night when it's hot outside.

In the Fall and Winter months (or a smattering of cold evenings in the Spring or Summer), there is hot water heat provided by two radiators. The thermostat is in the living room and is programmed to be around 69F. Should you close the bedroom door, you might find it a bit warmer than you'd prefer, so consider keeping the door open a bit to the living area. The bathroom has heated floors controlled by a thermostat as you enter the laundry area. It is likewise set to around 69F.

Please let us know if you need any adjustments to make your stay comfortable.

WASHER & DRYER

The washer and dryer are located off the living room as you go into the bathroom and shower. Washing detergent pods and dryer sheets are on the shelf above the machines. If you find that you need to run a load, feel free to do so. **Please empty the lint trap of the dryer after each load.**

SLEEPER SOFA

Should you require it, the sofa has a fold-out bed with an inflatable topper for your comfort. Please let us know in advance of your stay if you need it set up and we'll have it ready for you. We can also show you how to set it up if you want to make it back into a couch during the day.

BATHROOM

Please only flush toilet paper and human waste down the toilet. We want your pipes to remain clear and usable during your stay.

The bathroom has three electric vent fans, separately controlled by the switch in each area (toilet, shower, laundry room).

TELEVISION

There is a television in the living room. It is a FireTV and only streams (no cable tv). Live television can be accessed via the Sling app, and free programming can be viewed on Crackle or FreeVee. You may also use the Netflix app (use the "Sterling Shores" account). Otherwise, feel free to log in to your own subscription services. If you should do so, please log out before you check out!

SECURITY CAMERAS

There are security cameras located on each face of the house, including a spotlight camera above the entrance to the suite. These are for your protection as well as the owners. The spotlight camera is set to have its lights on dusk to dawn. If you'd prefer the spotlight turned off during your stay, please let us know.

THE HOUSE AND ITS GROUNDS

SEATING AREA: Outside the suite is a small table and two chairs. Feel free to sit outside and enjoy the outdoors!

BACKYARD: Our house has a lovely English garden in the back located just up the stairs at the right of the entrance to the suite. You may walk around, but please do not touch the barbecue or outside refrigerator.

NEIGHBORHOOD: Sumner Avenue is a charming street and the entire neighborhood is filled with historical homes and scenic views, especially on Cliff Avenue where you can see the entire city of Spokane. We are also a block from Cliff Park, also with spectacular views. A longer walk will take you Manito Park, known for its Japanese gardens

THINGS TO DO IN THE AREA

We have a pretty good list of things to do, restaurants to eat at, and places to check out. To begin, visit <https://tinyurl.com/39uk9vsr> or scan the QR code with your smartphone to access a Google area map with all the listings below.

The link or the QR code will open up Google Maps on your smart phone. Click “View Map Legend” on the bottom to reveal all the points of interest so you can navigate to each one.



THE STERLING SUITE & IMMEDIATE NEEDS

<p>STERLING SUITE Your base of operations</p>	<p>503 West Sumner Ave Spokane, WA 99204</p>
<p>CONOCO Closest gas station to the house</p>	<p>203 W 3rd Ave Spokane, WA 99201</p>
<p>CHASE BANK Full service bank with ATM</p>	<p>S, 2903 S Grand Blvd Spokane, WA 99203</p>
<p>PROVIDENCE URGENT CARE Should you need medical attention</p>	<p>421 S Division St Spokane, WA 99202</p>
<p>WALMART</p>	<p>5025 E Sprague Ave Spokane Valley, WA 99212</p>
<p>CLIFF PARK Beautiful and modest neighborhood park</p>	<p>426 W 12th Ave Spokane, WA 99201</p>
<p>MANITO PARK Japanese gardens not to be missed</p>	<p>1702 S Grand Blvd Spokane, WA 99203</p>
<p>RIVERFRONT PARK You'll want to visit! Trust us.</p>	<p>507 N Howard St Spokane, WA 99201</p>
<p>GONZAGA UNIVERSITY It's pronounced, "Gon-ZAY-ga"</p>	<p>502 E Boone Ave Spokane, WA 99258</p>
<p>WASHINGTON STATE UNIVERSITY It's pronounced... the way it looks</p>	<p>412 E Spokane Falls Blvd Spokane, WA 99202</p>
<p>SPOKANE INTERNATIONAL AIRPORT</p>	<p>9000 W Airport Dr Spokane, WA 99224</p>

LOCAL RESTAURANTS

THE OLD SPAGHETTI FACTORY 152 S Monroe St
Reliable old-school Italian food Spokane, WA 99201

CHALET RESTAURANT 2918 S Grand Blvd #2530
Solid place for solid breakfast Spokane, WA 99203

PEACOCK ROOM LOUNGE 10 S Post St
In the historic Davenport Hotel Spokane, WA 99201

FRANK'S DINER 1516 W 2nd Ave
Voted #1 Diner in the USA Spokane, WA 99201

SATELLITE DINER 425 W Sprague Ave
They have Tito's Vodka on tap! Spokane, WA 99201

THE ORIGINAL PANCAKE HOUSE 245 W Main Ave
New to Spokane! Spokane, WA 99202

CLINKERDAGGER 621 W Mallon Ave
A Spokane favorite—steak and more Spokane, WA 99201

THE SCOOP 1001 W 25th Ave
Ice cream featuring unique flavors Spokane, WA 99203

FAST FOOD

DICK'S HAMBURGERS 10 E 3rd Ave
A Spokane institution. Get the "Wammy" Spokane, WA 99202

ATILANO'S MEXICAN FOOD 725 W 3rd Ave
Great burritos abound Spokane, WA 99201

TACO TIME 303 W 3rd Ave
It's always time for a taco Spokane, WA 99201

ZIP'S DRIVE IN 223 S Lincoln St
Burgers & shakes Spokane, WA 99201

TACO BELL 825 W 3rd Ave
When Taco Time isn't doing it for you Spokane, WA 99201

FAST FOOD

MCDONALD'S I think you've heard of it before	517 W 3rd Ave Spokane, WA 99204
ARBY'S They have the meats	328 W 3rd Ave W Spokane, WA 99204
DOMINO'S PIZZA They deliver to the house	603 W 3rd Ave Spokane, WA 99201

COFFEE SHOPS & BAKERIES

INDABA COFFEE "Coffee is relational"	518 W Riverside Ave Spokane, WA 99201
ATTICUS COFFEE & GIFTS Fun café to spend a few hours at	222 N Howard St Spokane, WA 99201
BREWS BROS COFFEE BAR A solid cup o' joe	734 W Sprague Ave Spokane, WA 99201
MEETING HOUSE CAFE In walking distance of the house	507 S Howard St Spokane, WA 99204
THOMAS HAMMER COFFEE ROASTER Good alternative to 'Bucks	3173 S Grand Blvd Spokane, WA 99203
LADDER COFFEE Another good alternative to 'Bucks	1516 W Riverside Ave Spokane, WA 99201
STARBUCKS Okay, fine. You want it? You got it.	1507 W 3rd Ave Spokane, WA 99201
MADELEINE'S CAFE & PATISSERIE A very tasty French bakery	415 W Main Ave Spokane, WA 99201
ROCKWOOD BAKERY Delicious treats and solid coffee	315 E 18th Ave Spokane, WA 99203
ROCKET BAKERY A favorite among Spokane locals	1301 W 14th Ave Spokane, WA 99204

SUPERMARKETS & SHOPPING

ROSAUERS Supermarket with great donuts	907 W 14th Ave Spokane, WA 99204
HUCKLEBERRY'S NATURAL MARKET It's like Whole Foods, but better	926 S Monroe St Spokane, WA 99204
SUPER 1 FOODS Nice, big supermarket	830 E 29th Ave Spokane, WA 99203
SAFEWAY Supermarket with great cake	2509 E 29th Ave Spokane, WA 99223
TRADER JOE'S Their branded food is awesome	2975 E 29th Ave Spokane, WA 99223
RIVER PARK SQUARE Upscale shopping mall	808 W Main Ave Spokane, WA 99201
NORTHTOWN MALL More modest shopping mall	4750 N Division St Spokane, WA 99207

ACTIVITIES & ENTERTAINMENT

AMC RIVER PARK SQUARE 20 Movies in the heart of downtown	27843 US-95 Athol, ID 83801
MAGIC LANTERN THEATRE Fun vibe movie house	25 W Main Ave #125 Spokane, WA 99201
GARLAND THEATER Movie house since 1945	924 W Garland Ave Spokane, WA 99205
REGAL NORTHTOWN MALL Another chain movie theater	4750 N Division St Spokane, WA 99207
SPOKANE COMEDY CLUB A-list comics & future stars	315 W Sprague Ave Spokane, WA 99201
STAGE LEFT THEATER Black-box theater with edgy shows	108 W 3rd Ave Spokane, WA 99201

ACTIVITIES & ENTERTAINMENT

BING CROSBY THEATER Great, old fashioned venue	901 W Sprague Ave Spokane, WA 99201
THE FOX THEATER Home of the Spokane Symphony	1001 W Sprague Ave Spokane, WA 99210
FIRST INTERSTATE CENTER FOR THE ARTS Broadway touring shows stop here	334 W Spokane Falls Blvd Spokane, WA 99201
NORTHWEST MUSEUM OF ARTS AND CULTURE A Smithsonian affiliate museum	300 W Centra Dr Hayden, ID 83835
SILVERWOOD THEME PARK 1 hour drive to this fun spot	27843 US-95 Athol, ID 83801

LIBATIONS (21+)

BULLDOG LIQUOR & WINE Liquor	1101 N Division St Spokane, WA 99202
EGGER'S SOUTH HILL LIQUOR Liquor	5611 S Perry St Spokane, WA 99223
DRY FLY DISTILLING BAR Liquor/Bar	1021 W Riverside Ave Spokane, WA 99201
LUCKY LEAF CO. Cannabis	1111 W 1st Ave Spokane, WA 99201
CINDER CANNABIS Cannabis	927 W 2nd Ave Spokane, WA 99201
LOVELY BUDS Cannabis	1403 N Division St Spokane, WA 99202
SMOKANE Cannabis	3801 E Sprague Ave Spokane, WA 99202

A WORD ABOUT CANNABIS

Drive for 10 minutes in any direction in Spokane and you're bound to see shops that sell recreational and medicinal cannabis. It is legal in the state of Washington. Smoking or vaping in and around our property is not allowed, but edibles are fine—but be careful if you've never tried them before.

NOTE: Although cannabis is legal in Washington State, **it is illegal in Idaho**. If you intend to travel to Idaho, do not bring any with you! ***Drink or Imbibe Safely!***

MEDICAL FACILITIES

MULTICARE DEACONESS HOSPITAL	800 W 5th Ave Spokane, WA 99204
PROVIDENCE HOLY FAMILY HOSPITAL	5633 N Lidgerwood St Spokane, WA 99208
SACRED HEART CHILDREN'S HOSPITAL	101 W 8th Ave Spokane, WA 99204
PROVIDENCE HOLY FAMILY	5633 N Lidgerwood St Spokane, WA 99208
SHRINERS CHILDREN'S HOSPITAL	911 W 5th Ave Spokane, WA 99204

CHECK-OUT

CHECK-OUT TIME

Check-out time is strictly 12 pm. If you require a later check-out, we'll do our best to accommodate it. But please bear in mind, you'll need to let us know beforehand.

If we have guests arriving that day, it will be almost impossible to offer a late check-out due to the cleaners needing to prepare for those guests.

CHECK-OUT PROCESS

Before your departure, we'd appreciate it if you would take care of the following:

- Leave the bed(s) unmade. No need to strip them.
- Place used towels on the floor in front of the washer/dryer.
- Load the dishwasher and start it.
- Empty all the trash. Place tied garbage bags in front of the exterior door.
- Move all furniture and items back to their original locations.
- Let us know if you're adjusted the thermostat.
- Check all doors and windows to be sure that they are locked.

We hope you had a wonderful stay and wish you safe travels back home!

WE LOVE ONLINE REVIEWS

AirBnB and VRBO auto-send you a review request. All you need to do is click the "leave a review" button, give us a star rating, and write a sentence or two about what you liked the best during your stay.

Was it the comfy bed? The information and recommendations? Or maybe the location?

If you are unable to leave us 5 stars, please don't hesitate to contact us first to let us know why—you are key to helping our next guests to have a wonderful time. And if you have photos from your getaway you'd like to share with us, please send them!