

*we're so glad you're here*

# WELCOME HOME



**ADDRESS:**

Jersey City, NJ 07304

**CONTACT:**

Russ & Erin Downs  
201-314-9444  
russdowns@me.com

**BEDROOMS:**

3 + dedicated office

**# OF GUESTS: 6**

**OTHER:**

1 Bedroom  
Converted to gym

**BATH:**

2 Full · 2 Half

**LOCATION:**

Jersey City, NJ  
Bergen-Lafayette  
neighborhood

## ABOUT THE PROPERTY

Step into the epitome of luxury and creativity at Liberty Park Penthouse – where every corner is designed to elevate your stay. This opulent 3-bedroom retreat is not just accommodation; it's a haven for travel professionals and content creators seeking a blend of comfort and sophistication.

Indulge in the extravagance of 3 bedrooms, including a dedicated office for your work-from-home dreams. Two full baths and two half baths ensure that every aspect of your stay is seamless and elevated. Two bedrooms boast en-suite privileges, while the third has been transformed into a state-of-the-art home gym – a fitness enthusiast's dream!

The oversized PRIMARY bedroom is a sanctuary of its own, featuring a king-sized bed, double vanity, glass shower, linen closet, and a deep walk-in closet that dreams are made of. But the pièce de résistance? The 13-foot wide windows offering extraordinary views of the iconic NYC skyline – a visual feast for your senses.

The guest room is a haven of productivity and relaxation, with a queen-sized bed, a well-equipped work station, and a 55" wall-mounted TV paired with a sleek soundbar. The bathroom exudes boho zen energy with a double vanity, a beautiful glass shower, and a free-standing spa soaking tub – the perfect spot to unwind after a day of creativity.

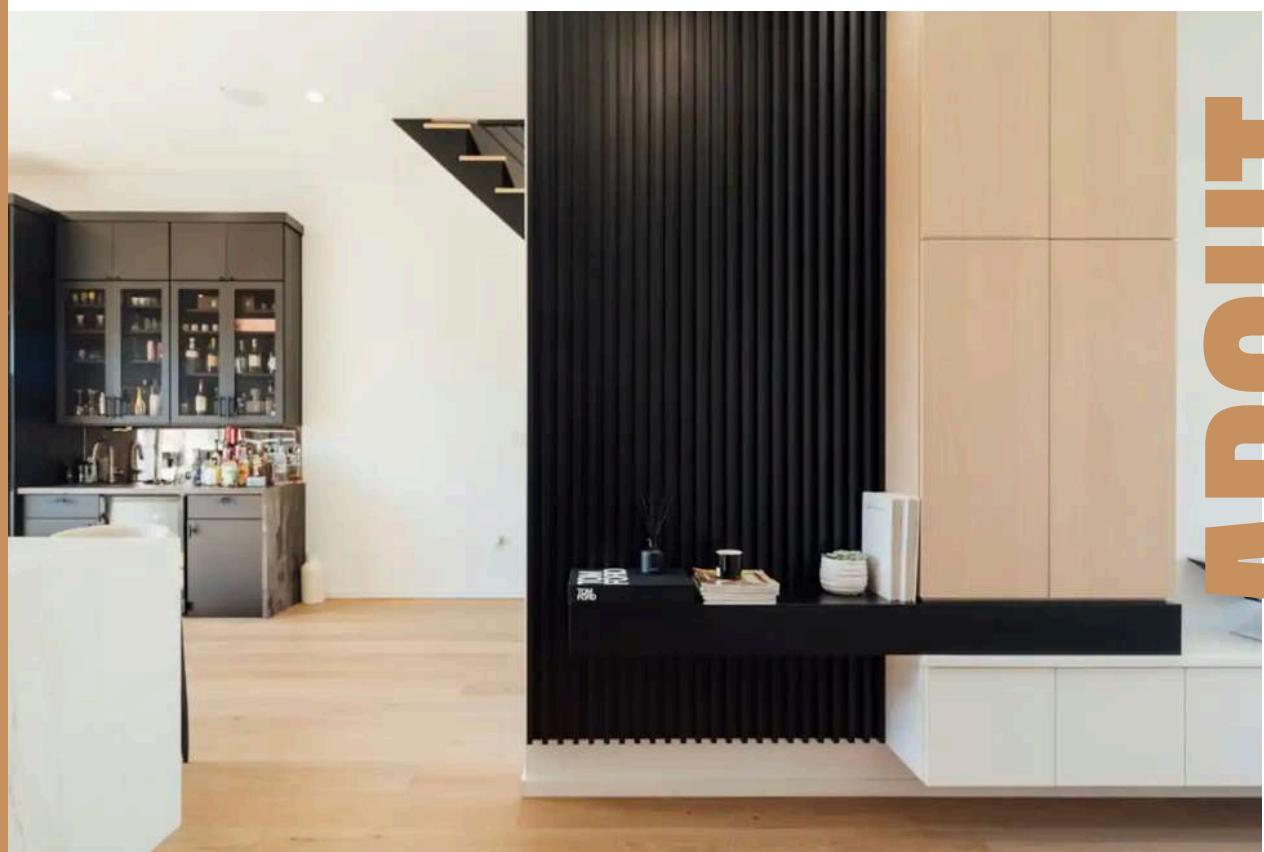
Culinary enthusiasts will revel in the gourmet CHEFS KITCHEN, complete with a 10' island, double oven, modern appliances, and a fully stocked wet bar (additional cost for wine and spirits). The pull-out pantry and snack drawer ensure that your every craving is met. The intimate living room is a tech-savvy oasis with in-ceiling surround sound speakers and a 65" Samsung Frame TV – movie nights just got an upgrade!

Outdoors, the options are as vast as the views. A lower outdoor deck off the gym extends your workout possibilities, while the backyard is a pet-friendly haven. Head up the exterior steps to the veranda off the kitchen, where a 55" Sunbrite outdoor TV and L-shaped sofa await – the perfect spot to catch a game with the NYC skyline as your backdrop.

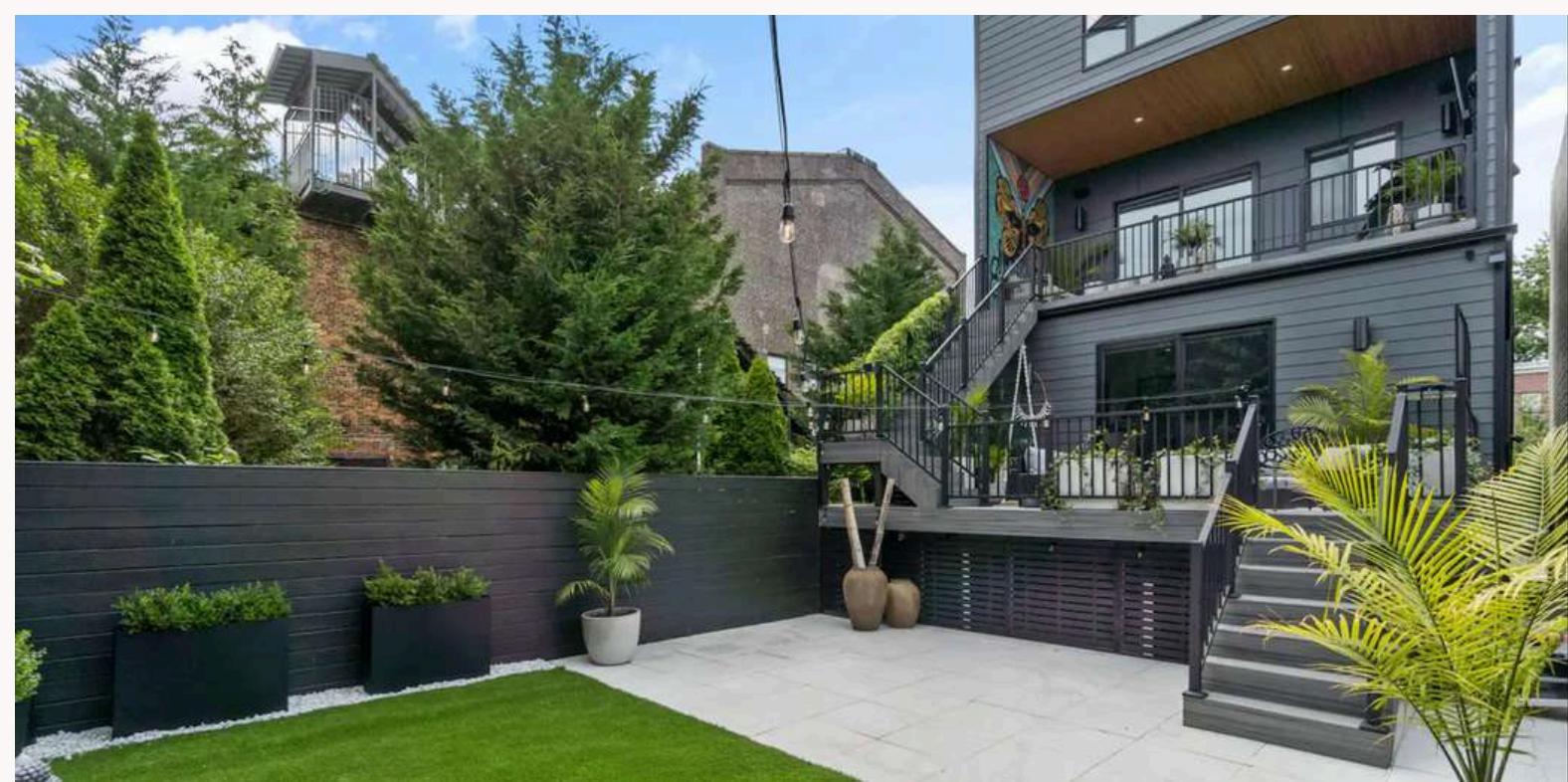
## WIFI INFORMATION

**Network:** will be provided ahead of check-in.

**Password:** will be provided ahead of check-in.



ABOUT



*about your stay*

# DETAILS

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Welcome to The Penthouse at Liberty Park House. This is not just a stay; it's an experience within minutes of restaurants, cafes, bars, grocery stores, multiple options for public or private transportation, and downtown JC.

Nestled in the cool, hip, and trendy Bergen Lafayette neighborhood, aka Bela, this is where diversity, activities, music, art, and creatives converge.



## CONTACT INFO

Jersey City, NJ 07304  
201-314-9444  
russdowns@me.com

## BLACK CAR SERVICE TO/FROM AIRPORT

JEAN  
201.832.9120

MO  
646.492.6927

## EMERGENCY INFO

Russ & Erin Downs 201-314-9444  
Owners

Rafael Santiago 201-522-2363  
Builder

Manny Gonzalez 201-726-2662  
IJC Builders Secondary contact

Call **911** for any emergency related to  
fire, water or life related issues.

# MEET THE HOST

## ERIN AND RUSS DOWNS

Welcome to Liberty Park House! We love diversity, culture, art, creatives and sports! We thrive on the essentials: good food, the rhythm of music, warm weather, and the bliss of a beach or pool day. Side note: Asbury Park at the Jersey Shore is only 45min away!

Our travel tales weave through the vibrant streets of Dubai, the enchanting landscapes of Greece, the bohemian charm of Tulum in Mexico, the spirited vibes of Colombia, the breathtaking beauty of South Africa, the timeless allure of Cuba, and the sun-soaked shores of the Caribbean. Whether jet-setting together or welcoming friends along for the ride, our adventures are guided by a steadfast commitment to cleanliness, secure surroundings, high-speed internet wonders, and a location that puts transportation, shopping, dining, and nightlife at the forefront.

As Airbnb hosts, our mission is simple yet profound – to create an unforgettable experience for solo travelers, couples, and lively groups alike! Join us in the heart of Jersey City, where our hometown hospitality meets your journey. We're eager to welcome you to the Liberty Suite, where every stay is not just a visit but a chapter in our shared adventure!

### OTHER INFO

Check In Time: 3pm

Check Out Time: 11am

### ACCESS INFORMATION

August Lock KeyPad Access.

Will be sent to guests on the  
day of arrival via text and email.

## CHECK IN

Your adventure begins at 3 pm – we've got the red carpet ready! 🎉 To make sure the VIP treatment is top-notch, let's chat about your anticipated arrival time 24-48 hours in advance. It's like planning a surprise party, but the surprise is how cozy your stay will be!

Our hosts or the property maestros will be your guides during check-in – imagine it as a warm welcome committee just for you. They'll give you the grand tour of the property, making sure you know all the secret spots and cozy corners. We want you to feel like you've just stepped into your own retreat.

Oh, and guess what? We've got a backup key waiting for you – just in case you decide to embark on spontaneous adventures! It's securely tucked away in a lockbox on the property, because your peace of mind is our top priority.

So, buckle up for a fabulous check-in experience – we're here to turn the key and open the door to a memorable stay! 🌟

## CHECK OUT

We appreciate your stay with us! To ensure a smooth departure, please be advised of our checkout policy. Check-out time is promptly at 11:00 AM. We kindly request that guests complete the checkout process by this designated time to allow for thorough cleaning and preparation for incoming guests.

Should you require additional time, please contact us in advance to discuss the possibility of extending your stay, subject to availability. Late check-out requests made on the day of departure may incur additional charges. Upon departure, we kindly ask guests to:

1. Leave the property in the condition it was upon arrival.
2. Ensure all personal belongings are gathered.
3. Return keys or access cards to the designated location specified during check-in.
4. Notify us promptly of any accidental damage or issues encountered during your stay.

Your cooperation is greatly appreciated, and we look forward to hosting you again in the future. Safe travels!

## CANCELLATIONS

Kindly refer to the cancellation policy outlined in the app through which you reserved and booked your stay.

## DIRECTIONS

Simply use google maps or share the property address with your Uber/Taxi driver to route your directions based on your arrival location.

- Newark, NJ 10mi 20 min.
- LGA, NY 16mi 1 hour 15 min.
- JFK, NY 35mi 1 hour 25 min.

### Black Car Service (Trusted 3rd Party)

Jean 201.832.9120

Mo 646.492.6927



# INSTRUCTIONS

*just a few things to remember*

# HOUSE RULES

NO unregistered guests allowed to stay.

NO smoking allowed inside, outside or anywhere near the property.

NO parties or events.

NO open flames or candles. Diffusers ok.

NO loud music or causing disturbances to the neighbors or community.

NOT Suitable for toddlers and children under 18.

NO Illegal activities, drugs, firearms or weapons allowed in the property

DO NOT eat or drink in the bedrooms.

DO NOT leave food or drinks out on the counter or on the floor to avoid attracting ants or insects.

NO DROPPING WEIGHTS. Please do not drop weights in gym or you risk causing damage to the floors. Gym is for adults only over the age of 18.

DO NOT Flush ANYTHING other than toilet paper down the toilets. No feminine products, baby wipes, paper towels, cotton balls, Q Tips etc! Feminine products should NEVER be disposed of in the toilet. If it is found by a licensed plumber that feminine products have been flushed and clogged the toilet, guests will be charged for damages based on the licensed plumbers written quote.

- **Damages:** Guests should immediately report any damage or destruction to the property no matter how large or small the guests consider the damage to be. The Owner will assess the damage and write up a report. Any damage or destruction committed by the guests, visitors, or their pets will be reported to the booking platform for reimbursement.

- **Alterations:** No alterations to the property of any kind including nailing into the wall, switching out furniture, moving furniture, paintings, flooring, windows, etc.

**MAINTENANCE:** Contact Russ at 201.314.9444. Guests agree and understand that parts may need to be ordered to satisfy a maintenance issue. Due to circumstances beyond our control there may be a delay because of worldwide supply chain issues. However, the hosts will make every effort to repair any issues within 24-48 hour notice depending on the nature of the issue. Any water, fire or threat to loss of life or property please call 911 first and then call hosts.

## IMPORTANT!

### **Subletting:**

Guest(s) are not allowed to sublet or rent out any area of the home including rooms. All overnight guest must be registered via platform.

## GOOD HOUSEKEEPING

- Guests must maintain the property on a daily basis by cleaning up your dishes and keeping the house tidy.
- Clean and pick up crumbs and spills on and around the stove, countertops, oven, microwave, sink, floors etc.
- Take trash out regularly (especially with meats, fish or seafood) and place it in the proper recycling bins.
- DOUBLE BAG and secure any leaking garbage bags to avoid spillage in the house and in the recycling center.
- The house has zero insect or rodent issues so keeping the unit clean everyday is expected.
- Spray down the shower floor and corners after every use with a shower cleaner provided. There is no mold or mildew in the shower and it must be returned the same way.
- There is a square drain in the shower. It will be delivered to you in a clean and sanitized manner. If the drain starts to back up it will be due to your hair, use of products ie. soaps, shampoos etc. Guests will be tasked with maintaining and cleaning it out and returning it in the same condition upon check out.
- PLEASE use the BLACK MAKEUP towels if applicable, (not our white towels) so we can ensure our towels stay white and bright!

## RECYCLING

### TRASH & RECYCLING RULES

No garbage can be put out curbside before 5pm or we could get fined by the city. If this occurs guests will be invoiced for the cost of that fine. **Please put out garbage after 5pm and/or before 7pm.** A key to the recycling center will be provided upon check in.

**Trash:** Sunday & Wednesday

**Recycling:** Thursday (boxes and bottles).

All trash and recycling must be placed curbside.

Daily trash and bottles-must be separated, tied up in a trash bag, and properly put inside the correct recycling bin.

Boxes -do not place boxes in the bins. Break all boxes down and store on the side of the blue recycling bin next to the wall inside the recycling center.

DO NOT place random bags or pizza boxes inside the bins.

**EXTERIORS:** Guests must maintain all exterior spaces and keep them free of clutter, debri, food, bottles, and trash. ALL TRASH must be placed inside the recycling center in the proper bins..

### COURTESY CLEANING

Guest will be granted an optional courtesy cleaning during their. Request requires advanced notice. Please ask hosts about this service.



HOUSE RULES



*local attractions*

# THINGS TO DO

Embark on an exhilarating journey through Jersey City, where every corner unfolds a world of excitement! Dive into the wonders of Liberty Science Center, a playground of interactive exhibits and mind-blowing experiments that will ignite your curiosity. Discover the sprawling Liberty State Park, an oasis of greenery offering stunning views, historic landmarks, run trails, and endless outdoor adventures. For art aficionados, Mana Contemporary awaits, a vibrant hub of creativity with galleries and studios that redefine the local art scene. The Jersey City Waterfront beckons with its trendy boutiques, scenic promenades, and lively atmosphere. Cap it off with a stroll down Newark Avenue's Pedestrian Mall, a bustling street alive with eclectic shops, bars, cafes, diverse eateries, and cultural festivities. Jersey City isn't just a destination – it's an adventure waiting to unfold!

# LOCAL THINGS TO DO

## SIGHT-SEEING & ATTRACTIONS

Bergen Lafayette in Jersey City is renowned for its historic charm, boasting a rich tapestry of architectural treasures that reflect the city's past. With its strategic proximity to New York City, residents and visitors enjoy unparalleled convenience, aided by a plethora of transportation options. This dynamic neighborhood not only serves as a gateway to the bustling metropolis of NYC but also stands out for its diverse culinary scene, vibrant sports culture, and a lively nightlife that keeps the community buzzing with energy.

- Liberty State Park & Science Center
- LSP Marina -GetMyBoat (book a yacht)
- Shopping -Jersey City, Hoboken, NYC
- Bike riding tours (Grove Street Bikes)
- Mana Contemporary (10min)
- Berry Lane Park -Soccer fields, Basketball courts
- Restaurants & Cafes
- Grind General Store
- Wine and Spirits
- SOJO Day Spa -Edgewater (25min)
- Newport Center Mall (15min)
- World Trade Center NYC (30min)
- MetLife Stadium -East Rutherford (30min)
- American Dream Mall (30min)
- Red Bull Arena -Harrison, NJ (25min)
- Madison Square Garden -NYC (45min)
- Jersey Shore -Asbury Park (45min)



## GETTING AROUND

Get ready for the ultimate urban adventure in the lively Bergen Lafayette of Jersey City! Stroll to the waterfront, discover trendy eateries, cozy cafes, vibrant parks, and even catch the game at sports fields—all within walking distance. Your exploration starts right at your doorstep!

## PUBLIC TRANSPORTATION

Bergen Lafayette is seamlessly connected by an extensive public transportation network, offering residents and visitors easy access to various destinations. With well-connected bus routes and proximity to PATH stations, navigating the neighborhood and beyond is both efficient and convenient.

## ANYTHING ELSE

Pedestrian Mall on Newark Avenue: Experience the lively atmosphere of this bustling street filled with shops, diverse restaurants, and cultural events.

Ellis Island - Statue of Liberty



Stay Fit

## RUN CLUB



**GRIND SOCIETY** is where hustle and hard work converge into a dynamic community of culture carriers. We are not just a collective; we are chosen, a community that defies containment and transcends boundaries. Our energy is not confined; it's transferable, weaving through the fabric of our grounded, focused, and consistently progressing group. As individuals, we are leaders, each contributing to the collective's success. Witness the progress, be inspired by the journey, and realize that the Grind Society is more than just a community—it has a life of its own. Embrace the grind; it's engrained in our community, shaping us into the core group that we are. This is not merely about owing it to yourself; it's about owing it to the collective, the shared commitment to hustle and elevate together. The Grind Society is a way of life, an unstoppable force that turns dedication into inspiration. Join us as we embody the essence of the Grind – where hard work, community, and progress converge into something truly extraordinary.

**FUN FACT:** GRIND SOCIETY IS owned and operated by the same folks at Grind Coffee, Grind General, & The Outpost JC.

# 2024

weekly disciplines



### SUNDAY

8:00 am - The Grind Coffee - Long run  
3-12 mile routes - All levels - Free

### WEDNESDAY

7:00 pm - Lincoln Park Track- Track Workout  
Sprint & Intervals - All levels - Free

### THURSDAY

6:00 am - The Grind Coffee - 5k  
Water and back - All levels - Free



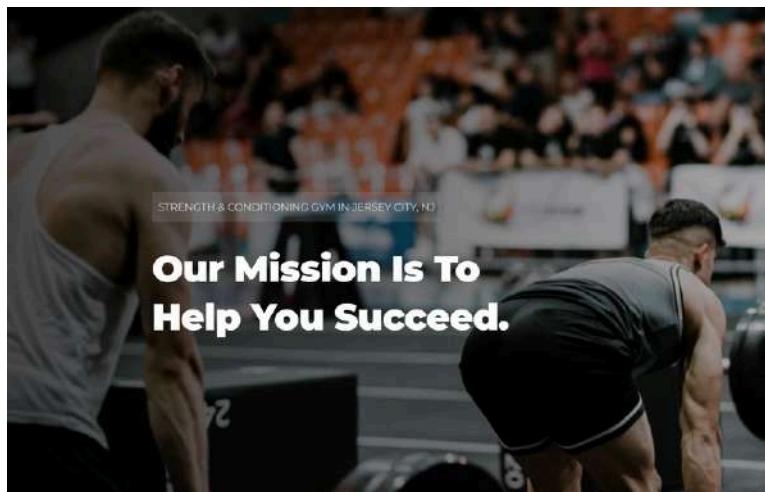


Stay Fit

# GYMS & GROUP FITNESS



Chilltown Fitness



*places to eat and drink*

# FOOD & DRINK

## Bergen Lafayette Restaurants

1. Cafe Lafayette - breakfast, coffee, Wifi Cafe
2. Harry's Daughter - Caribbean
3. Pinwheel Garden Dumpling & Noodle Bar
4. Mordi's - Israeli-inspired
5. 902 Brewery -Rooftop Beers Sports
6. The Grind - Wifi cafe. Coffee, Baked Goods & Vibes.
7. Samurai Sushi Sushi Bar
8. Pizza Bar Coming Soon!
9. The ROXY JC - Amazing bar and food less than a 1 min walk!
10. Nūrish JC -A vegetarian and vegan friendly restaurant & cafe.
11. Bergen Hall -American casual fare.



## Jersey City Heights JSQ Downtown

1. Hamilton Pork -Tacos
2. Hamilton Inn-Local Fave
3. The Ashford -Sports Bar
4. Batello -Fine Italian Wine
5. San Patricio's- Irish Mex
6. Lokal -NYC views!!!
7. Hudson & Co. -American
8. Oralé -Mexican
9. Mathews Food & Drink  
American, Mixology
10. Honshu -Sushi, Omakase
11. Jane Doe JC -Cocktails
12. Dullboy Bar & Lounge
13. Razza Pizza-\*Best Pizza
14. Maxwell Alley-Italian
15. Ita -Italian/Vegan Pizza
16. Meximodo- Tequila House
17. Itto- \*Best Sushi



## Jersey City Vegan Restaurants

1. Pet Shop -Cool vibes
2. Gaia Loki \*Best vegan plant based breakfast by far!
3. Cava
4. Two Boots Pizza & Porta
5. Subia's Vegan Cafe -Great place for plant based food and smoothies etc.
6. Ani Ramen -Vegan ramen is insane.
7. Vegan AF -So many options.
8. Salt & Seed -plant based
9. Rosita's Yah
10. TeaNJ

\*Red indicates good nightlife



# BARS & SPEAK EASY



Dont.tell.liv



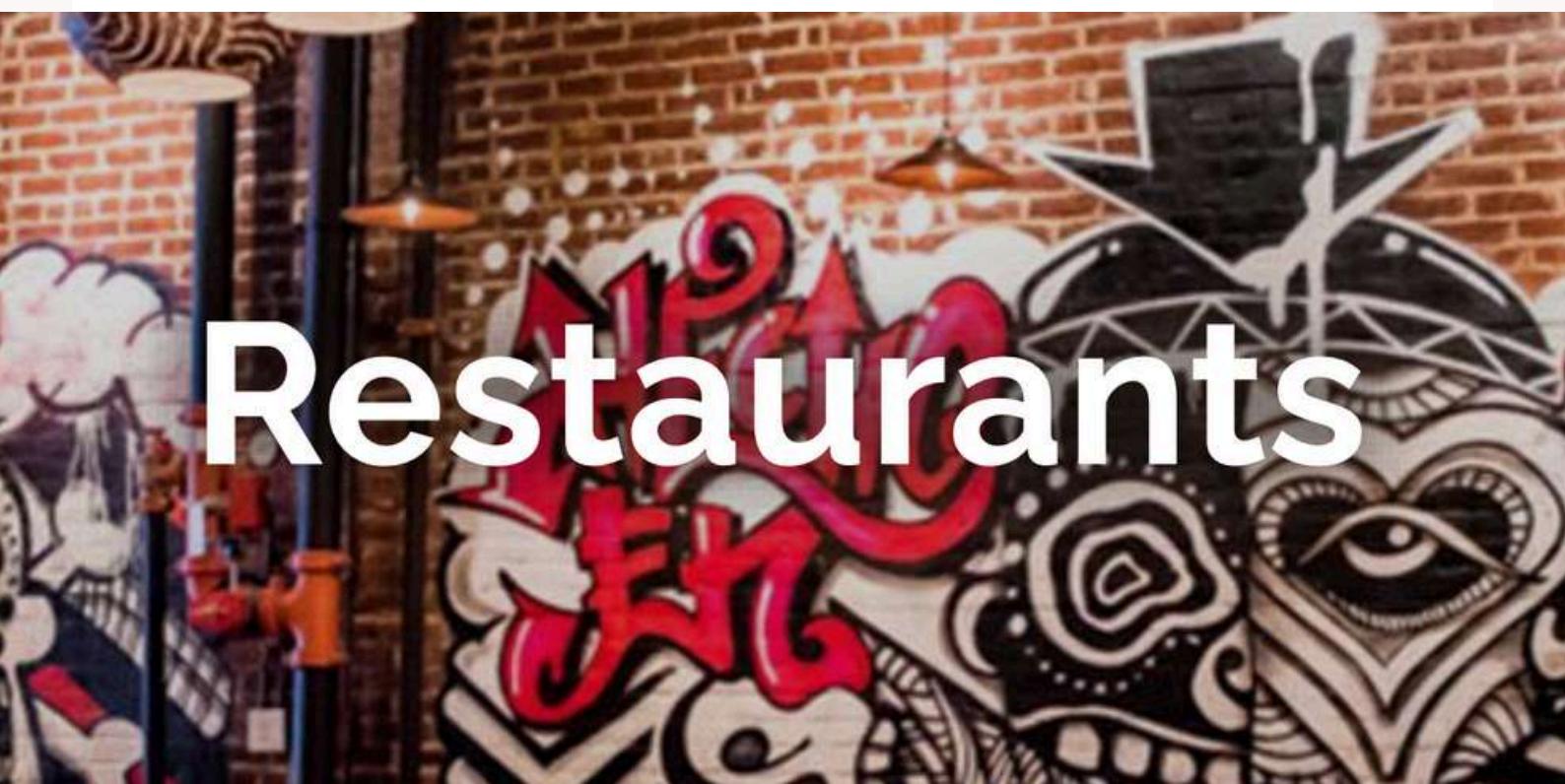
The.Junto



Nucky's



Dullboy



## Restaurants

## *Things to Know & Important Contacts*

# **JUST IN CASE!**

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### **POLICE -911**

Local Police Department 201.547.5477

**FIRE** -call 911 if you smell gas or a fire occurs, then call Owner.

### **Hospitals/ER: (5min walk)**

Jersey City Medical Center  
355 Grand St Jersey City 07302  
Phone: 201.915.2200

### **Pharmacies: (5-7min walk)**

Lasani Pharmacy  
381 Communipaw Ave  
201.685.7332

### **Target CVS Pharmacy (15min drive)**

100 14th St Jersey City, NJ 07310  
201.499.0018

### **Grocery Stores**

**ACME** (15min drive -next to Target )  
125 18th St, Jersey City, NJ 07310

### **Whole Foods (15min)**

135 Greene St. Jersey City 07302

### **Closest ATM**

River Mart Convenience Store (1min walk)  
65 Maple St, Jersey City, NJ 07304  
Corner of Monitor and Maple.

🌟 **Leave us a Review** on the appropriate Booking App:  
We would deeply appreciate your honest feedback about your  
experience with us and the property.

*please come again!*

**THANK YOU!**