

2025

Garden City Beach, SC  
Vacation Rentals



VACATION RENTALS  
REAL ESTATE SALES

**800.446.4010**

1210 N WACCAMAW DR  
GARDEN CITY BEACH, SC 29576

Mail: PO Box 14769 • Surfside Beach, SC 29587

## Welcome to the Grand Strand and to Sea Breeze Realty

It is time for you to start planning that dream vacation. The experts at Sea Breeze Realty are available to answer all of your questions and make the planning a breeze! Whether it is vacation rentals, property ownership, or rental property management that you are seeking, Sea Breeze Realty has the expertise and qualifications to serve you every need.

Sea Breeze Realty offers year-round rentals at daily and weekly rates and discounted monthly rates for winter rentals. This handy vacation guide is filled with detailed information about the properties available to you and your family. If there are any questions regarding any of the properties, please e-mail a Sea Breeze Realty representative for information or call 1-800-446-4010.

Interested in owning your own vacation property? Let the experts at Sea Breeze Realty make this dream a reality. Being a full-service real estate company and a member of the Coastal Carolinas Association of Realtors, Inc., multiple listing services, our knowledgeable representatives can show practically any property for sale all along the Grand Strand! Sea Breeze Realty also offers vacation rental, homeowner, and property management services. Give Sea Breeze Realty a call and find out how easy it is to set up a rental contract for your property. Let us help you make your property an income producer.

With Sea Breeze Realty by your side, vacation planning is a Breeze! Call Today!

### Sea Breeze Realty Main Office: Royal Garden Resort

Calvin Donaldson, BIC  
1210 N. Waccamaw Drive  
Garden City Beach, SC 29576

**1-800-446-4010**

Email: [SeaBreeze@RoyalGardenResort.com](mailto:SeaBreeze@RoyalGardenResort.com)  
[www.RoyalGardenResort.com](http://www.RoyalGardenResort.com)



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### Making A Reservation

- For reservations, call 1-800-446-4010. Have the following information ready:
  - Name of rental facility choice.
  - Dates you plan to reserve.
  - Number of adults and children in party.
- Always verify property descriptions with the reservationist.
- Property owners have top priority to their units.
- An initial deposit (rental prepayment) of 40% is due at the time of booking. Deposits may be in the form of personal checks, money orders, cashier's checks or credit card. Reservations must be paid in full one week prior to arrival.
- We accept cash, traveler's checks, Visa, MasterCard, American Express, Discover, or a personal check for rental payments. Please ask your reservationist for payment requirements. Convenience fees may apply.
- South Carolina Accommodation taxes vary and are required on all rentals less than 90 consecutive days.

### Returned Checks

**A \$50 service charge applies to all returned checks.**

## Information About Our Rentals

### Check-In

- Check-in is after 4 PM. A valid major credit card and identification will be required at check-in. Contactless check-in is available.
- At check-in, you will receive a set of keys, parking pass and directions to your rental property.
- Please check to make sure everything is in order. If there are any problems, please notify us immediately before moving in.
- Occupancy is limited to the number shown for each individual property and is strictly enforced.
- Please check the refrigerator setting. We suggest setting the dial on the middle temperature for best results. Do not over load the refrigerator. Keep door closed for a minimum of 2-4 hours.
- Sea Breeze Realty is not responsible for lost or stolen items. Please safeguard your valuables.
- Please do not rearrange furniture within your unit.

### Check-Out

- Check-out is before 10 AM on your departure date. Guest check-out duties should be completed and keys returned to our office.
- Before you leave:
  - Clean refrigerator of all food and wipe out refrigerator.
  - Please place all trash in designated area outside of unit.
  - Leave all towels and linens on the floor.
  - In summer, set thermostat to 70 degrees; In winter, to 72 degrees.
  - Lock all windows and doors.
- Always report any problems to Sea Breeze Realty.
- Sea Breeze Realty is not responsible for items left in rental properties. Items left or found in units may be returned to you upon request by a mail service. Mail fees plus a \$10 handling charge will be applied to your credit card.
- Sea Breeze Realty is not responsible for lost or stolen items. Please safeguard your valuables.

### Housekeeping

Each property is equipped for housekeeping. Kitchens come stocked with cookware and dinnerware. You will need to bring all paper products, personal items, etc. Initial toilet tissue provided. These items are not provided by the owner and are not available through the rental agent. A \$125 nonrefundable cleaning fee will be charged for each property unless otherwise specified.

### No Smoking Units

Some properties are designated as non-smoking. We cannot guarantee that the property will be smoke free. However, we will make every effort to respect this request. There will be a \$250 charge for smoking in a non-smoking room.

### Cancellations

Daily and weekly reservations canceled at least 30 days before the start of stay will receive a 100% refund. Bookings canceled at least 14 days before the start of stay will receive a 50% refund. For monthly rentals, your \$500 deposit will be refunded less \$250 if cancellation is made at least 60 days prior to arrival. No deposit refunds will be made with less than 60 days notice.

### Messages, Mail, Check Cashing

If you receive mail, we will hold it at the office 60 days for you to pick up. Personal checks cannot be cashed at Sea Breeze Realty. Cash is not kept in the office.

### Meeting Rooms

A meeting and conference room is available for all occasions. Private, but yet convenient to all amenities. Ideal for wedding showers, birthdays, family gatherings and many other functions. Contact office for details.

### Winter Activities (October-March)

Join our wonderful Winter Guests for daily activities in Sea Breeze's exclusive activity room.

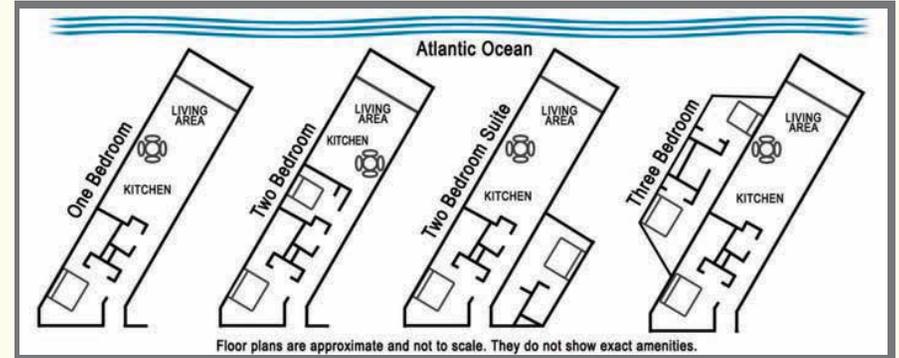


\*NOTE: This agency reserves the right to not refund deposits, refuse rental or discontinue occupancy if, in the agent's opinion, tenant is detrimental to the property.

Although every precaution has been taken, this brochure may contain errors. We reserve the right to make necessary corrections or changes.

# Royal Garden Resort Oceanfront

Located on one of the finest stretches of sandy beach on the East Coast!



- Free wireless Internet in all units
- All units are direct oceanfront
- Fully-furnished units
- Fully-equipped kitchens
- 3 elevators
- Oceanfront pool
- Large indoor pool
- 2 kiddie pools
- Whirlpool
- Conference room
- Bar and grill
- Onsite parking - 6'8"
- Max. 2 vehicles per unit

**WIRELESS INTERNET!**

**NO PETS ALLOWED**

**\$125 NONREFUNDABLE CLEANING FEE**



1210 N Waccamaw Drive | Garden City Beach, SC 29576

Starting at  
**2025 RATES\***

	IN SEASON		OFF SEASON	
	Daily	Weekly	Daily	Weekly
<b>1 BEDROOM</b> <i>Sleeps 2A, 2C</i>	\$180 - \$280	\$1129 - \$1680	\$128 - \$180	\$800 - \$1130
<b>2 BEDROOM</b> <i>Sleeps 4A, 2C</i>	\$205 - \$325	\$1290 - \$2050	\$138 - \$205	\$870 - \$1290
<b>2 BEDROOM SUITE</b> <i>Sleeps 4A, 2C</i>	\$260 - \$365	\$1640 - \$2260	\$155 - \$260	\$1085 - \$1600
<b>3 BEDROOM</b> <i>Sleeps 6A, 2C</i>	\$330 - \$450	\$2098 - \$2845	\$215 - \$280	\$1500 - \$1900

\*These rates are subject to change at Sea Breeze Realty's sole discretion at anytime. All prices do not include taxes or fees.

**2025/2026**  
Winter Monthly Rates

	OCT	NOV	DEC	JAN	FEB	MAR
<b>1 BEDROOM</b> <i>Sleeps 2A, 2C</i>	\$1575	\$1165	\$1190	\$1365	\$1365	\$1575
<b>2 BEDROOM</b> <i>Sleeps 4A, 2C</i>	\$1758	\$1235	\$1300	\$1490	\$1490	\$1758
<b>2 BEDROOM SUITE</b> <i>Sleeps 4A, 2C</i>	\$1870	\$1400	\$1435	\$1575	\$1575	\$1869
<b>3 BEDROOM</b> <i>Sleeps 6A, 2C</i>	\$2065	\$1515	\$1515	\$1775	\$1775	\$2065

## Surfmaster - Oceanfront

Located on one of the finest stretches of sandy beach on the East Coast!



- All units are direct oceanfront
- Fully-furnished units
- Fully-equipped kitchens
- Oceanfront pools and whirlpools
- Four elevators
- Onsite parking

**NO PETS ALLOWED.**

**\$125 NONREFUNDABLE CLEANING FEE.**

### 2025 Rates

	IN SEASON		OFF SEASON	
	Daily	Weekly	Daily	Weekly
<b>2 BEDROOM SUITE</b> Sleeps 4A, 2C	\$260 - \$365	\$1640 - \$2260	\$155 - \$260	\$1085 - \$1600

### 2025/2026 Winter Monthly Rates

	OCT	NOV	DEC	JAN	FEB	MAR
<b>2 BEDROOM SUITE</b> Sleeps 4A, 2C	\$1870	\$1400	\$1435	\$1575	\$1575	\$1869

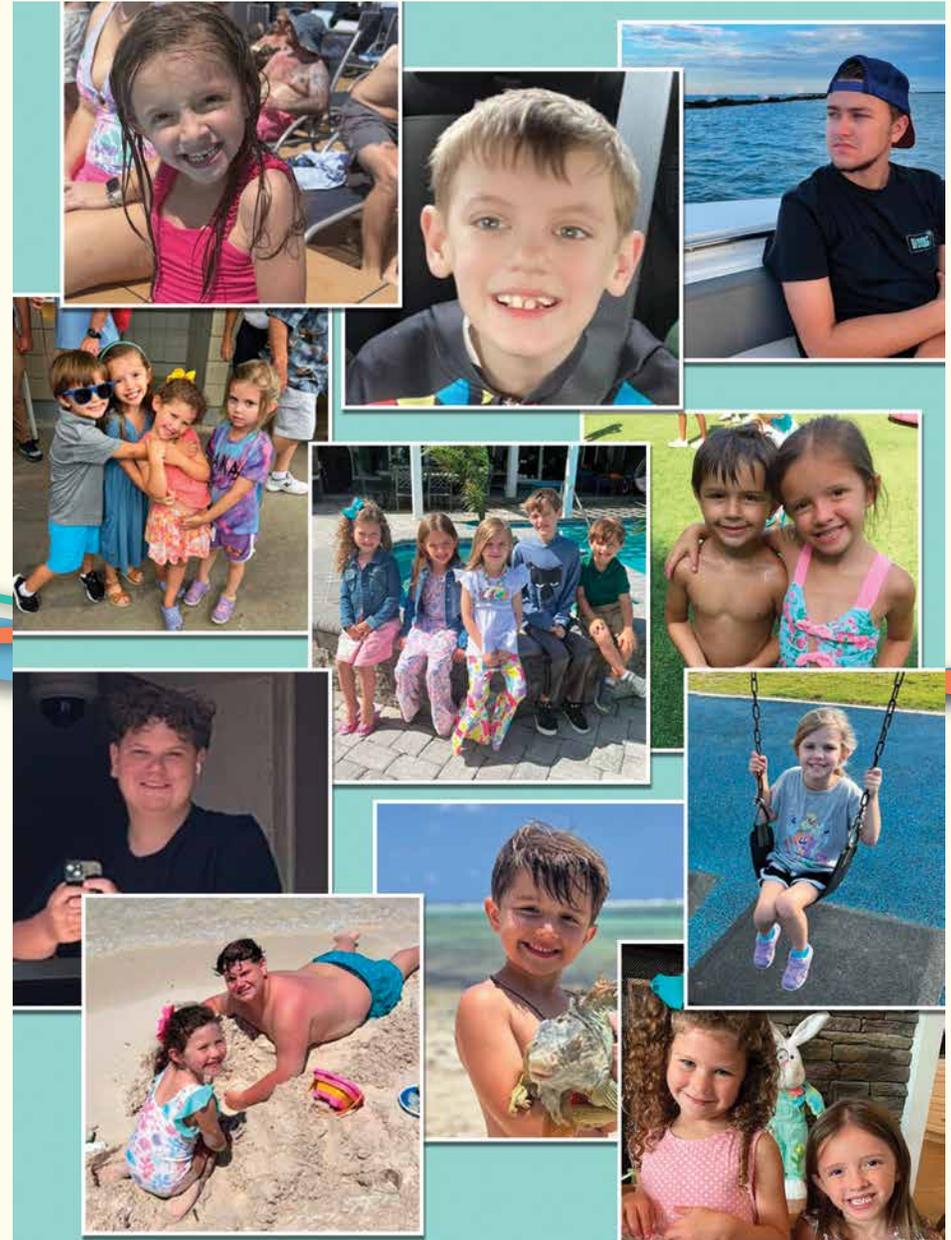
\*These rates are subject to change at Sea Breeze Realty's sole discretion at anytime. All prices do not include taxes or fees.

## Come as Guests, Leave as Family!

### It's a Family Affair

Sea Breeze Realty is proudly family-owned and operated, with 42 years of combined experience in vacation rentals, association management, real estate sales and service.

We understand all the trials and rewards of owning and renting property. Since it's our families reputation and business, we promise a level of commitment and excellence guaranteed!



## Real Estate Sales and Service

### Dream of Owning a Home at the Beach?

Now is a great time to discover the many exceptional values available. *Sea Breeze Realty* can show you around the neighborhood! You'll be surprised at how affordable a beach home is. As a member of the Coastal Carolinas Association of Realtors, Inc. and Multiple Listing Services, *Sea Breeze Realty* offers homes and condos along the Grand Strand. You'll be in your home in no time.

*Sea Breeze Realty* offers a large selection of condominiums and homes from which to choose anywhere on the Grand Strand. If your dream is to become a property owner in a growing resort area with a quality of living that exceeds the norm, let us make that vision a reality! You can enjoy the benefits of owning your own vacation home or investment property. From start to finish, just let us know what you're looking for and leave the rest to us!



**Over 30 Years of Experience**  
Left to right: Lindsay Libby and Logan Donaldson

## Vacation Rentals

### Already own property but curious about how to gain more value from your investment? Are you frustrated with your current vacation rental agency?

*Sea Breeze Realty* has the expertise to cover all aspects of the vacation rental industry when it comes to generating the most income for your investment. *Sea Breeze Realty* offers year-round rentals at daily and weekly rates, and discounted monthly rates for winter rentals.

Our effective marketing strategies generate new business, increase occupancy rates and guest retention, while delivering superior customer service. Our goal is to achieve the ultimate guest experience in every facet of their visit.

### What Separates Us From Other Companies?

- Affordable management fee
- Properties are featured on our website, email campaigns and marketed on popular relevant sites such as Homeaway, VRBO and many other social media networks.
- Professional photos created for your property, plus website postings for guests to view for a truer experience of your property's unique features.
- Strict housekeeping standards
- No charge for off-season property inspections or updated inventory inspections.
- Equal treatment for all properties and owners.
- Rooms are rented based on rotation.
- Modern webpage design with mobile-friendly searches and reservations.
- Linens provided to all guests handled in-house.
- On-site maintenance.
- Easy to understand monthly owner statements.

## Rental Management

The staff at *Sea Breeze Realty* wants to make your dream vacation a reality. Our rentals provide you with the amenities and options to fit all your needs.

Stay with us and discover this wonderful destination for beachgoers of all ages.

Start planning your escape to paradise today!

### Why Choose Sea Breeze Realty?

Personable and reliable service at the highest standards!

Enjoy a quality realty experience, and peace of mind, knowing you're in great hands with our family's expertise and care.

Fully-knowledgeable and well-qualified to handle any questions you may have regarding Real Estate and Whole Ownership. *Sea Breeze Realty* offers elite management and consultation services.

Let us handle the hard stuff and keep you stress-free knowing your investment is expertly being taken care of by our team and family!



### Sea Breeze Realty Main Office: Inside Royal Garden Resort

1210 N. Waccamaw Drive  
Garden City Beach, SC 29576

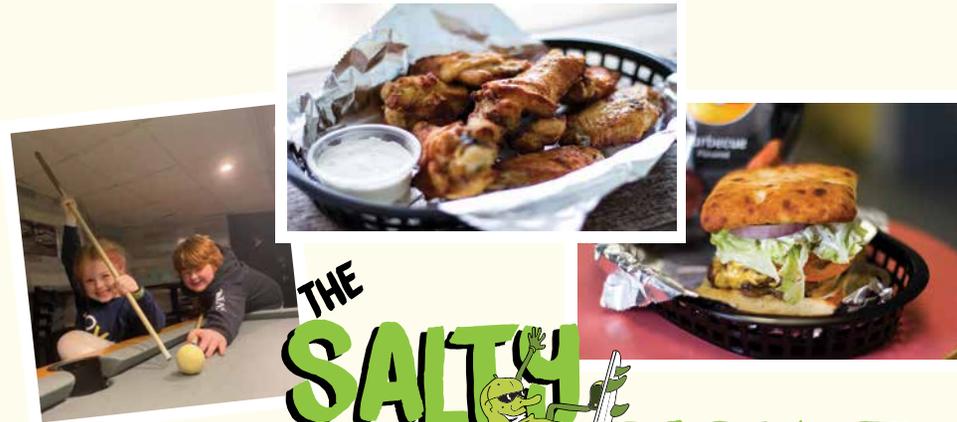
**1-800-446-4010**

Email: [SeaBreeze@RoyalGardenResort.com](mailto:SeaBreeze@RoyalGardenResort.com)  
[www.RoyalGardenResort.com](http://www.RoyalGardenResort.com)

## Salty Pickle at Royal Garden Resort

### A Family Friendly Beach Bar and Grill

Enjoy a refreshing choice of premium liquors, wine, imported and domestic beers while overlooking the beautiful Atlantic Ocean. Casual menu selection includes hamburgers, hot dogs, chicken wings, and pizza...to name a few. Come visit the Salty Pickle located by the outside pool; the place to unwind and relax or grab a meal while enjoying the ocean front views.



# THE SALTY PICKLE

*"Home of the Walking Tacos  
and Pickle-Ritas"*



FUN  
FAMILY  
FRIENDS

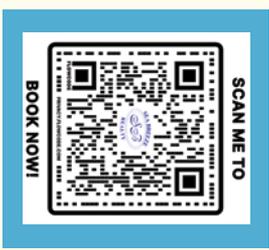


## House Rules

We want your vacation to be carefree and memorable. Please read these terms and conditions, and make sure that everyone in your party is aware of the rules.

1. **Property, Furnishings and Equipment:** Each vacation home is privately owned. Each home has been furnished and equipped to meet basic vacation needs, but no two homes are the same. *Sea Breeze Realty* does not supply additional furnishings or equipment.
2. **Liability for Damages:** Aside from normal wear and tear, you will be responsible to pay the owner for any damages to the property or contents during your vacation residency. Please notify our office if you discover any.
3. **Subleasing:** The unit may not be reassigned or subleased without prior consent.
4. **Entry:** From time to time, it may be necessary to enter the home during reasonable hours for any purpose connected with repair, care, or management of the property.
5. **Owner's Closet:** All locked closets are reserved for storage of the owner's private property. These areas are absolutely not included in the rental.
6. **Families Only:** These vacation homes were designed for family use only. If a house party develops, all vacationers will be asked to leave immediately without refund. This is an important policy that is enforced without exception.
7. **Repairs:** *Sea Breeze Realty* cannot guarantee air conditioning, other appliances, Jacuzzis, or swimming pools. If you have a problem, we will do our best to have the malfunction repaired as soon as possible. There are no refunds in the event of their failure.
8. **Pets:** Sorry, no pets are allowed under any circumstances. Service animals are welcome.
9. **Cancellations:** Daily and weekly reservations canceled at least 30 days before the start of stay will receive a 100% refund. Bookings canceled at least 14 days before the start of stay will receive a 50% refund. For monthly rentals, your \$500 deposit will be refunded less \$250 if cancellation is made at least 60 days prior to arrival. No deposit refunds will be made with less than 60 days notice.
10. **Termination of Rental:** Violation of these conditions and rules may result in the termination of this agreement. Upon notice of termination, you will be asked to immediately check out, without refund. In the event the owner of the vacation home elects to remove his property from our management responsibility, we will provide comparable accommodations or provide a full refund.
11. **Charcoal Grilling:** Absolutely no charcoal grilling on porches or balconies. Use only areas that are designated for charcoal grilling.
12. **Energy Conservation:** The energy and natural resources that are saved today belong to you. Please turn off all lights, appliances, and televisions, and check to see that all water faucets are turned off when not in use.
13. **Tentative Reservations:** During your vacation, you may make plans to reserve the vacation home again for next year. Owners have top priority followed by this year's renter. If you have not made a reservation by checkout time, the home may be reserved by anyone on a first come, first serve basis. To make a tentative reservation, come by our office during business hours. A deposit must be paid in order to reserve a property.
14. **Concealed weapons** are not permitted on any property.
15. **Campers and motor homes** are not allowed to be hooked up to or used on any rental property. Also, parking spaces are not provided at any condominium for recreational vehicles including boats.
16. **Keys:** If keys are lost, not returned to our office when you leave, or are not returned in time for the next rental occupancy, you will be charged \$50 for each key. Our lock smith will rekey the locks to the house or condo.
17. **Locks:** After hours lockouts will have a service charge of no less than \$50.
18. **Fireworks:** Discharge of fireworks is prohibited on property and as follows: (1) low water mark on all adjoining oceanic bodies, (2) center line of any street or thoroughfare that abuts subject pathway, and (3) any public land within 500 feet sharing a common boundary. **Violators will be prosecuted.**
19. **Parking:** A maximum of two parking passes will be issued per unit at check-in. Passes must be prominently displayed in the front windshield of your vehicle. Vehicles not displaying a pass will be wheel locked or towed at owner's expense.

**Sea Breeze Realty**  
 1210 N Waccamaw Drive  
 Garden City Beach, SC 29576



- 1. Royal Garden Resort
- 2. Surfmaster
- 3. Sandy Shores II

