

Cottages of Delray

High-Season Haven
In The Heart of East Delray



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Your Winter. Reimagined.

THIS WINTER, CHOOSE PREMIUM OVER ORDINARY..

When you're planning your winter escape, you have choices. You could book a hotel room that looks like every other hotel room. You could rent a generic condo where someone else makes all the decisions about comfort and style.

Or you could choose Cottages of Delray.

We're not the least expensive option in Delray Beach. We're the smartest one.

Our boutique property features just four cottages on one beautifully landscaped acre in East Delray Beach. Two cottages are available for seasonal guests like you. The other two? That's where we live—owner Ann Macdonald and her father, Jim. We're not absentee landlords managing dozens of properties. We're here, on-site, dedicated to making your winter stay extraordinary.

WHAT MAKES DELRAY SUCH A SPECIAL DESTINATION:

- **Unlike Boca's decentralized sprawl or Miami's overwhelming crowds, Delray offers something rare: an affluent beach community with a centralized, walkable downtown—and none of the arrogance. Think of us as the cool aunt of South Florida beach towns. Sophisticated without being snobbish. Vibrant without being overwhelming.**
- **Art festivals and cultural events throughout the season.**
- **Championship golf and tennis**
- **Farmer's Market and outdoor concerts**
- **World-class restaurants**
- **A genuinely welcoming community that people return to year after year.**
- **Delray consistently ranks at the top of both beach and community rankings nationally.**

Welcome to Your Winter Home

MORE THAN A RENTAL. A HOME YOU'LL RETURN TO..

Cottages of Delray is a boutique vacation rental property that has redefined what "fully equipped" actually means. While other rentals give you the bare minimum, we've obsessed over every detail to create a home-away-from-home experience that rivals the finest hospitality anywhere.



Yes, we live on-site so we're here if you need us and invisible if you don't. You may see Jim on your porch around 4 pm on Sundays and Wednesdays while he moves your garbage can to the curb for pick-up. He won't knock on your door or otherwise disturb you.

Corporate rental companies manage hundreds of properties across dozens of cities. To them, you're a confirmation number. To us, you're an important guest. We've poured our hearts into these cottages, and 5-star customer service is our top priority. That's why, according to Airbnb, we've earned a spot in the **top 5% of vacation rentals worldwide** for value guest satisfaction, and the top **1% in South Florida**. That's why our guests come back, year after year.

Hotel vs. Cottages

WHY TRAVELERS CHOOSE PRIVATE COTTAGES OVER HOTELS.

FEATURE	TYPICAL HOTELS	<i>Cottages of Delray</i>
PRIVACY	Shared hallways Thin walls Staff entering	Private entrance Concrete block walls No shared spaces
SLEEPING ARRANGEMENTS	Standard flat bed	Remote controlled adjustable bed for maximum comfort
KITCHEN ACCESS	None (room service only)	Full kitchen with dishwasher, refrigerator, stove, microwave, small appliances, cookware, bakeware, etc.
ICE	Down the hall	Counter top nugget ice maker in your kitchen and ice trays in the freezer
LAUNDRY	Pay-per-use facility or expensive service	Full-size washer/dryer in your cottage with complimentary laundry detergent and dryer balls
BATHROOM SAFETY	Standard tub/shower	Low-threshold shower, safety bars, shower seat
GUEST ACCOMMODATION	Extra room charges, limited space	2 bedrooms included (perfect for visiting family and friends)
PARKING	Valet or paid parking	2 Free dedicated off-Street Parking Spaces
LUXURY EXTRAS	Hotel grade linens	Air filter Plush robes Multiple pillow in different densities Extra blankets & linen Black towels
FOOD FLEXIBILITY	Limited to room service/ restaurants	Cook, order delivery, grocery delivery, arrange healthy meal deliveries
MANAGEMENT	Corporate	On-site owner with dedication to guest experience
COST	\$\$\$\$ Adds up quickly with fees.	\$\$\$ More value, more space, more amenities.

A hotel is designed for travelers. Our cottages are designed to be your home away from home.

905A NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Coconut Cottage

FLOOR PLAN



2 BEDROOMS



1 BATHROOM



1 ADJUSTABLE
QUEEN BED



2 PARKING
SPACES



850 SQ. FT.



FREE WIFI

905A NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Coconut Cottage

PICTURES - OUTSIDE



905A NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Coconut Cottage

PICTURES - INSIDE



905A NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Coconut Cottage

DRAWERS & CLOSETS - SUPPLIES



905B NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Honeydew Cottage

FLOOR PLAN



2 BEDROOMS



1 BATHROOM



1 ADJUSTABLE
QUEEN BED



2 PARKING
SPACES



850 SQ. FT.



FREE WIFI

905B NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Honeydew Cottage

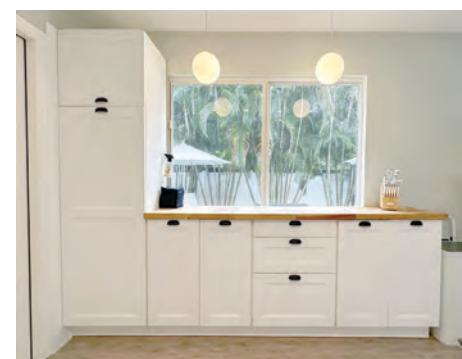
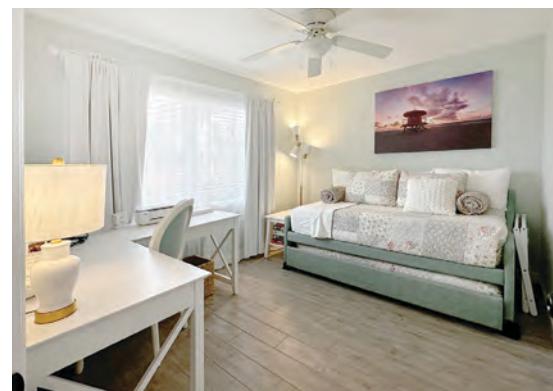
PICTURES - OUTSIDE



905B NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Honeydew Cottage

PICTURES - INSIDE



905B NE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444

Honeydew Cottage

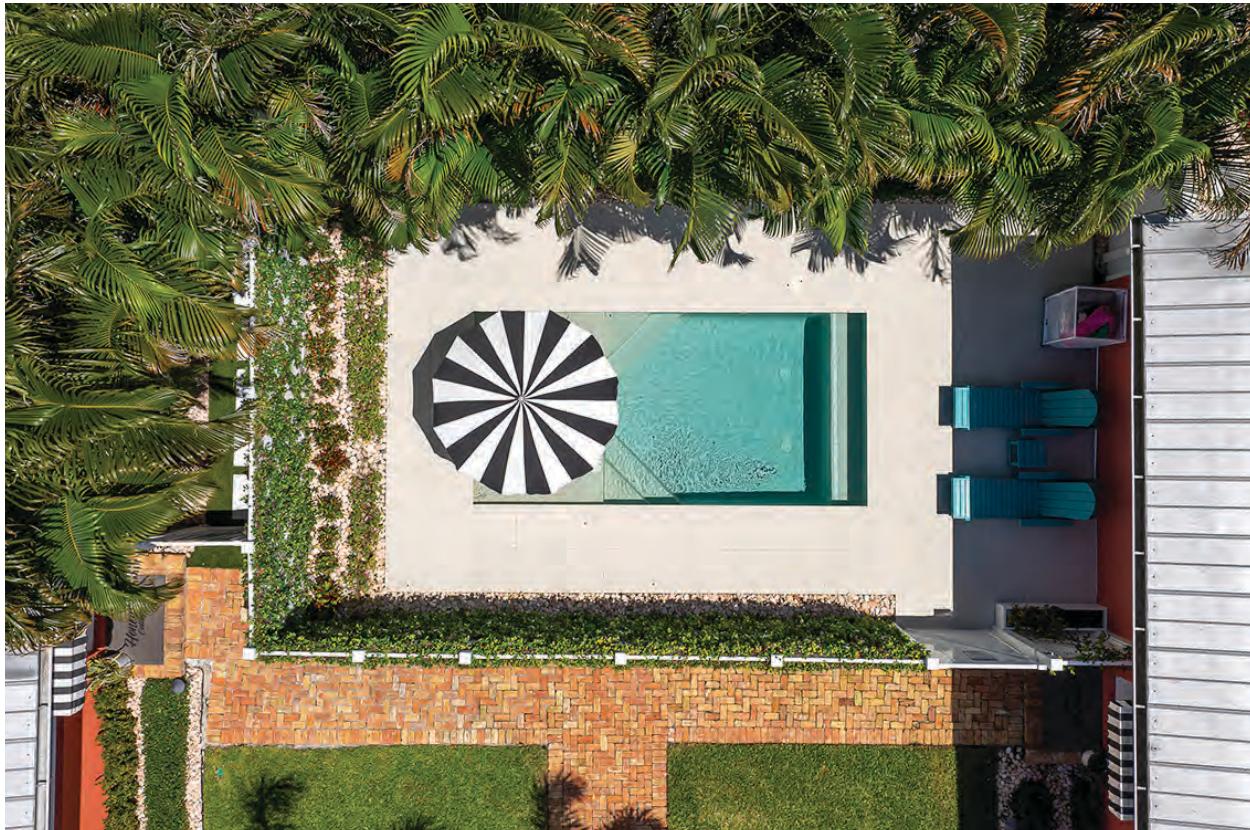
DRAWERS & CLOSETS - SUPPLIES



The Pool

YOUR PRIVATE, HEATED SALTWATER ESCAPE

Forget fighting for pool chairs at crowded hotel pools. At Cottages of Delray, you have access to our beautifully maintained saltwater cocktail pool—designed for relaxation, not laps.



Amenities that Set Us Apart

THE DETAILS OTHERS OVERLOOK. THE EXPERIENCE YOU DESERVE.

Most vacation rentals give you the basics and call it "fully equipped." We've spent years perfecting what that phrase should actually mean.

COMFORT & LUXURY



Adjustable Bed



Spa Robes



Blackout Curtains



Extra Pillows & Blankets

THOUGHTFUL CONVENIENCES



Shower Bars and Seat



Grabber Tool



Air Filter



Everything Stocked

KITCHEN & DINING



Full Kitchen



Counter top Ice Maker



Dishwasher

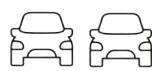


Coffee & Tea

HOME ESSENTIALS



Full Size Washer/Dryer



2 Free Parking Spaces



Free High-Speed WiFi



Smart TV + Live Channels

OUTDOOR LIVING



Private Porch



Heated Saltwater Pool



Beach Gear



Lush Landscaping

PEACE OF MIND



On-Site Ownership



Not a Hotel



Direct Communication



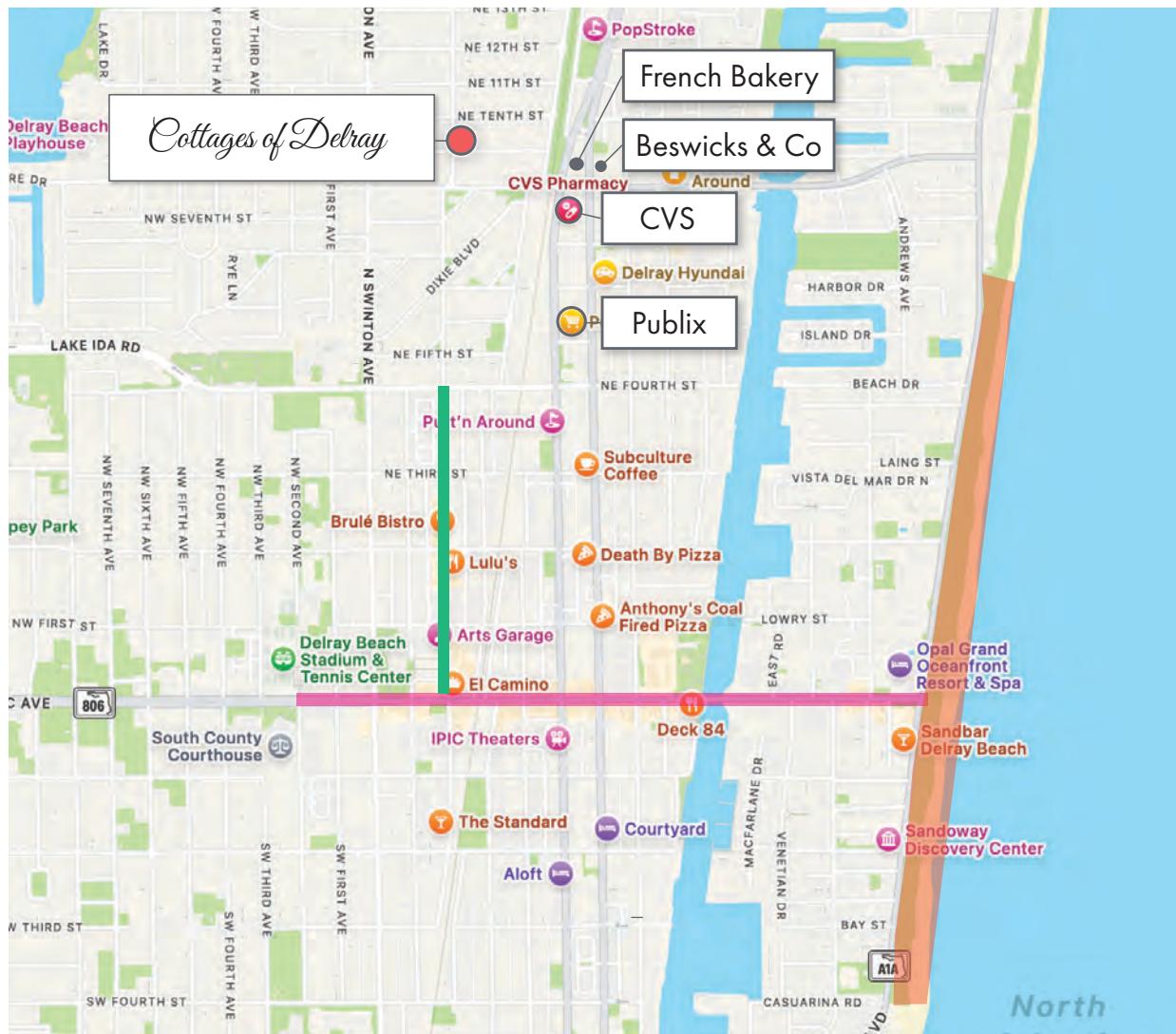
Concierge Service

Location & Convenience Map

EVERYTHING YOU NEED, MINUTES AWAY.

Located in the heart of East Delray Beach, your cottage puts you within minutes of everything.

No long drives, no navigation stress, no complications.



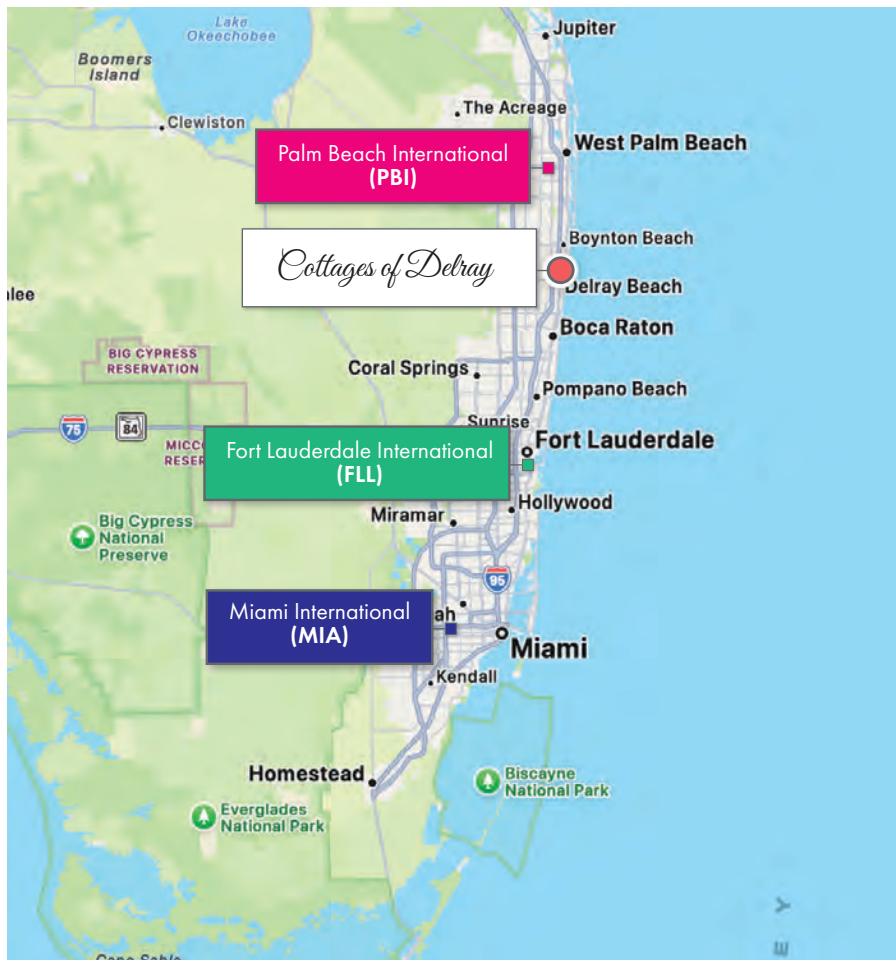
DISTANCES FROM THE COTTAGES:

CVS Pharmacy	700 NE 6th Ave US1, Delray Beach, FL 33483	0.3 miles
Publix Grocery Store	555 NE 5th Ave, Delray Beach, FL 33483	0.5 miles
Pineapple Grove (Shopping and Dining)	Indicated with a TEAL RECTANGLE on map above.	0.4 mile
Atlantic Avenue (Shopping and Dining)	Indicated with a PINK RECTANGLE on map above.	0.9 mile
Delray Municipal Beach	Indicated with an ORANGE SHAPE on map above.	0.9 mile

Location & Convenience Map

AIRPORT PROXIMITY

Our recommendation is always Palm Beach International (**PBI**) because of the close proximity and easy experience in terms of smaller crowds and much shorter security lines. Fort Lauderdale (**FLL**) is a little further away, but it's larger with longer lines. FLL is also the primary airport for South Florida based cruise ships and is very hectic with cruise ship crowds on the weekends. Miami (**MIA**) is the largest and the furthest away. The drive is very intense in terms of traffic and you will encounter long lines and large crowds at the airport.



DISTANCES FROM THE COTTAGES:

Palm Beach International Airport (PBI)	1000 James L Turnage Blvd, West Palm Beach, FL 33415	17 miles
Ft. Lauderdale International Airport (FLL)	100 Terminal Dr, Fort Lauderdale, FL 33315	33.5 miles
Miami International Airport (MIA)	2100 NW 42nd Ave, Miami, FL 33142	55 miles

Pricing & Booking Information

PREMIUM EXPERIENCE. TRANSPARENT PRICING.

High season in Delray books a year (or more) in advance.
Smart travelers reserve early—and we reward that with rate protection.

HIGH SEASON PRICING *

YEAR	MONTHLY RATE	13% STATE & LOCAL TAX	TOTAL	25% DEPOSIT TO HOLD
2026 January - March	\$7,500.00	\$975.00	\$8,475.00	\$2,118.75
2027 January - March	\$8,100.00	\$1,053.00	\$9,153.00	\$2,288.25
2028 January - March	\$8,750.00	\$1,137.50	\$9,887.50	\$2,471.87

* See next page for current availability.

LOCK IN 2026 PRICING FOR 2027/2028 STAYS

Book your 2027 or 2028 high season stay before March 31, 2026
and pay 2026 rates—insulating yourself from future price increases.

HIGH SEASON BOOKING POLICY:



Due to extraordinary demand for our limited high-season availability, we require a **25% non-refundable deposit** to secure your reservation. This policy ensures serious bookings and protects availability for guests who are committed to their Delray Beach winter escape.



Remaining balance due **30 days** before arrival.



Medical Emergency Exception:

In the event of a corroborated medical emergency, we will work with you on deposit flexibility.



Why This Policy Matters:

High season is precious—both for us and for the travelers who've been dreaming of their Delray winter. Last minute cancellations mean someone else who wanted this time loses their chance. This policy protects everyone's plans.

PET POLICY FOR HIGH SEASON:



Pet Fee: Well-behaved, housebroken dogs: \$150/pet (case-by-case approval) • 2 dog max.

Current High-Season Availability

PREMIUM EXPERIENCE. TRANSPARENT PRICING.

Full month bookings enjoy a deeply discounted nightly rate. When shorter stays are offered, it's a result of a last minute cancellation, and the nightly rates are higher and on-par with the area.

2026 AVAILABILITY

DATES	NIGHTLY RATE	13% STATE & LOCAL TAX	NIGHTLY TOTAL	10% DISCOUNT IF ALL DATES BOOKED
FEBRUARY 9 - 14 Coconut Cottage	\$375.00	\$48.75	\$423.75	5 Night Total \$1,906.87 (includes discount)
MARCH 19 - 27 Coconut Cottage	\$375.00	\$48.75	\$423.75	8 Night Total \$3,051.00 (includes discount)
MARCH 20 - 23 Honeydew Cottage	\$375.00	\$48.75	\$423.75	3 Night Total \$1,144.13 (includes discount)
MARCH 25 - 31 Honeydew Cottage	\$375.00	\$48.75	\$423.75	6 Night Total \$2,288.25 (includes discount)

2027 AVAILABILITY

DATES (FULL BLOCK ONLY)	RATE	13% STATE & LOCAL TAX	TOTAL	DEPOSIT
JANUARY 1 - 23 Coconut Cottage (PARTIAL MONTH)	\$5,940.00	\$772.20	\$6,712.20	\$1,678.05
MARCH 1-31 Coconut Cottage	\$8,100.00	\$1,053.00	\$9,153.00	\$2,288.25
MARCH 1-31 Honeydew Cottage	\$8,100.00	\$1,053.00	\$9,153.00	\$2,288.25

2028 AVAILABILITY*

* See next page for 2028 availability.

Current High-Season Availability

CONTINUED

2028 AVAILABILITY				
DATES (FULL MONTHS ONLY)	RATE	13% STATE & LOCAL TAX	TOTAL	DEPOSIT
JANUARY 1 - 31 Coconut Cottage	\$8,750.00	\$1,137.50	\$9,887.50	\$2,471.87
JANUARY 1 - 31 Honeydew Cottage	\$8,750.00	\$1,137.50	\$9,887.50	\$2,471.87
FEBRUARY 1-29 Coconut Cottage	\$8,750.00	\$1,137.50	\$9,887.50	\$2,471.87
FEBRUARY 1-29 Honeydew Cottage	\$8,750.00	\$1,137.50	\$9,887.50	\$2,471.87
MARCH 1-31 Coconut Cottage	\$8,750.00	\$1,137.50	\$9,887.50	\$2,471.87
MARCH 1-31 Honeydew Cottage	\$8,750.00	\$1,137.50	\$9,887.50	\$2,471.87

Concierge Services & Pre-Arrival Support

WE START TAKING CARE OF YOU BEFORE YOU ARRIVE.

The difference between a good vacation and a great one often comes down to the details.
We handle those details so you don't have to.

PRE-ARRIVAL			
 Package & Delivery Acceptance Shipping items ahead? Amazon deliveries? We'll accept packages before your arrival and have them waiting in your cottage.	 Grocery Pre-Stocking Order your delivery and we'll coordinate receipt so your refrigerator is stocked when you walk in the door. Start your vacation immediately instead of spending your first day shopping.	 Special Accommodation Requests Need extra pillows? Specific blankets? Let us know in advance and we'll have everything ready.	 Pool Temperature Preference Let us know how you like your pool and we'll have it at your ideal temperature before arrival.

DURING YOUR STAY			
 Direct Communication Text or call with questions, requests, or just to chat about where to eat. No calling a 1-800 number. No waiting on hold. Just direct, personal communication.	 Local Insider Knowledge Best restaurants for delivery? Pharmacy with fastest service? We know Delray inside and out.	 Immediate Problem Resolution Because we live on-site, if something needs attention, we handle it immediately. Not "next business day." Right now.	 Concierge-Level Support If there's something you need and we can help arrange it, we will. Your comfort and peace of mind are our only priorities.

OUR ROLE:

We're not a hotel concierge service with staff on call 24/7. We're real people who live here and genuinely want you to love your winter in Delray. We're responsive, attentive, and dedicated—but we're also respectful of boundaries (ours and yours).

Frequently Asked Questions

YOUR QUESTIONS ANSWERED

Q: Can I bring family or friends to visit during my stay?

A: Absolutely! Each cottage has 2 bedrooms and sleeps up to 4 people. The second bedroom has 2 twin beds—perfect for visiting children, grandchildren, or friends. There's no additional charge for guests who stay with you. There is a 4 person max for overnight guests.

Q: How far is the walk to the beach?

A: One mile, with sidewalks the entire way. The key detail: we're one block north of George Bush Blvd, which has a bridge crossing to the beach. Bridges are spaced a mile apart, so our location gives you a straight shot to the beach without adding extra distance. It's about a 20-minute leisurely walk or a 3-minute drive..

Q: Is Atlantic Avenue really within walking distance?

A: Yes! The heart of Atlantic Avenue is 0.8 miles away—about 15 minutes on foot. Even closer (0.4 miles) is Pineapple Grove Arts District with great restaurants and entertainment. Many of our guests love the walkability.

Q: What if I want to cook some meals but not all?

A: That's the beauty of having a full kitchen—total flexibility. Cook breakfast, order lunch delivery, go out for dinner. Or reverse that. Or cook everything. Or eat out every meal. Your vacation, your choice. We provide everything you'd need to cook, but there's no pressure to use it.

Q: Can I extend my stay if I fall in love with Delray?

A: If the cottage isn't booked after your reservation, we'd love to have you stay longer! Contact us as soon as you're thinking about it. The earlier you ask, the more likely we can accommodate.

Q: What's your cancellation policy?

A: For high season bookings (Jan-Mar), we require a 25% non-refundable deposit due to extraordinary demand. The remaining 75% is due 30 days before arrival. We do make exceptions for corroborated medical emergencies. This policy protects our limited high-season availability and ensures serious bookings.

Q: Do you offer any discount for longer stays?

A: Full-month rentals receive a significant discount compared to nightly rates. When we have a last minute cancellation, and we have to pivot to allow shorter stays, we charge nightly rates that are still a bit less than the area average. 2026 nightly price for shorter stays is \$375/night + 13% state and local tax. When booking an entire month, that rate drops to an average of \$250/night plus tax. It's substantially better value when booking a full month, and the way most of our high-season guests book.

Frequently Asked Questions

YOUR QUESTIONS ANSWERED (CONTINUED)

Q: I'm 70+ and have some mobility limitations. Will I be comfortable?

A: Many of our guests are in their 60s, 70s, and beyond. The cottages feature step-in showers with safety bars and a shower seat, remote-controlled adjustable beds, and single-level living (no stairs inside). There are two small steps to enter the cottage. If you have specific mobility concerns, please discuss them with Ann before booking.

Q: Is the pool always available?

A: The pool available during daylight hours, and is shared between the two guest cottages, you'll find it's quiet and peaceful. It's a cocktail pool designed for relaxation, not a party pool. We've had quite a few past guests bring their yoga mat and practice yoga on the pool deck in the morning. Let Ann know what your preferred water temp is and she will make sure it's set for you.

Q: Can I meet you before I book?

A: While we can't do in-person tours for every inquiry because of guest privacy, we're happy to schedule a video call to show you the cottage, answer questions, and help you get a feel for the property. Text or call Ann at 561-866-2424.

Q: What makes you different from other Delray vacation rentals?

A: Three things: (1) We live here and genuinely care about your experience, (2) We've obsessed over details that others overlook—from adjustable beds to nugget ice makers, (3) We're in the top 5% worldwide for guest satisfaction and the top 1% locally, according to AirBNB. Our reviews speak for themselves.

Q: What if something breaks during my stay?

A: Text or call Ann immediately. Because we live on-site, we can typically handle issues within minutes, not hours or days. We maintain our cottages meticulously, but if something does need attention, we're on it fast.

Q: Do I need a car?

A: It depends on your style. You can walk to the beach, Atlantic Avenue, Pineapple Grove, grocery store, and pharmacy. Many guests walk everywhere and love it. Others prefer to drive. We provide 2 free parking spaces, and rideshare services are readily available. A car gives you flexibility to explore beyond Delray, but it's not essential.

Q: Can I bring my dog?

A: We accept well-behaved, housebroken dogs on a case-by-case basis with a \$150/pet fee per pet with a maximum of 2. No cats or other animals. Please provide details about your dog (breed, age, temperament) when inquiring. We want to make sure it's a good fit for everyone.

Testimonials

IN THEIR OWN WORDS.

We've earned recognition as one of the **top 5% of vacation rentals worldwide and top 1% in South Florida according to Airbnb**. But the real measure of our success?

The guests who come back year after year..

Here are just a few of our 90+ five-star reviews:



We loved staying at Ann's Coconut Cottage for the month of Feb. The unit has everything needed to live comfortably plus many thoughtful extras not usually provided in a rental — even toys and treats for our dog! The bed was super comfortable— a big priority for us. Ann is the perfect host, always quick to answer questions and provide info. Great location in easy walking distance to Atlantic Ave/Coconut Grove, to Lake Ida and two of its parks, and to the beach. We could also quickly walk to two French bakeries, a drug store and a grocery store, among many other places. Can't say enough good things about this rental. Only wish it hadn't already been booked for Feb next year!

— Guest stayed in the Coconut Cottage February 2024



We had an absolutely fabulous stay at the property in Delray Beach. Ann is a wonderful host and we would love to stay again.

— Guest stayed in the Coconut Cottage January and February 2022



Excellent place with an excellent host. Our condo was amazing. So clean, everything we needed for our month stay. We can't wait to come back. Ann gets an A+!

— Guest stayed in the Coconut Cottage for January 2023



Mango Cottage was delightful. Ann a very responsive host. The cottage is clean, charming and Ann has thought of ever little detail. So close to beach and downtown. Loved the back patio too. Kitchen has every thing you could need and even the bathroom is well stocked I've booked again for next year already!

— Guest stayed in the Mango Cottage February 2023



If you are looking for the perfect Airbnb, you have found it at Ann's coconut cottage Nothing that you would need ,other than bring yourself and enjoy a wonderful stay. From cleaning supplies to plunge pool all your desires, Will be satisfied. Safety and tranquility, was our totally enjoyed experience. Ann is definitely a Super Host Don't miss out.

— Guest stayed in the Coconut Cottage February and March 2023

Testimonials

IN THEIR OWN WORDS. (CONTINUED)



The cottage was totally great. We really enjoyed the private, fenced patio and outdoor furniture. The interior was nicely furnished and very well stocked with towels and linens. The bed was comfortable. The kitchen had excellent equipment and ample plates and cutlery. The large washing machine and dryer were a huge plus when we returned from daily bikerides. The location was perfect. We were a 7 minute walk from the best ice cream in Florida(Whits) and lots of cafes and restaurants. Being able to park easily made the trip even better. Definitely 5 stars!

— Guest stayed in the Honeydew Cottage for 7 nights



We had a wonderful time at Ann's place. The location was great and the amenities were just as described. She was very responsive and there were lots of nice touches that made us feel right at home. We hope to stay again next time we come back!

— Guest stayed in the Coconut Cottage for 5 nights



Honeydew Cottage was even better than hoped for. It's beautifully decorated, in a great location, and is probably the best equipped airbnb I've ever stayed in. We stayed for 9 nights and I wish it were longer. The pool is lovely and the patio perfect for outdoor dining. It's only a 20 minute walk to Atlantic Ave (or 5 on bike), and there's a Publix, CVS, and Walgreens 5 minutes away on foot. Ann is very quick to respond to any queries, and is super friendly and helpful. I highly recommend this place and hope to come back someday.

— Guest stayed in the Honeydew Cottage for 10 nights



This property was, hands-down, the best Airbnb property I've stayed at. We were greeted with a personalized card and a chocolate chip cookie, and there were instructions on how to use everything placed all over the cottage. The kitchen was stocked better than any I have ever seen. Anne was incredibly responsive to the few questions that we did have. We were very comfortable With two adults and two teens. I would definitely stay at this property again. Anne went out of her way to make sure we were comfortable such as including. Robes Beach equipment and even some common kitchen supplies so we didn't have to buy them. The cottage has been very recently updated and was pristine.

— Guest stayed in the Coconut Cottage for 7 nights



This is a super cute bungalow in the heart of an upscale neighborhood in Delray Beach. Very close to the shopping and restaurants while being quiet, peaceful and safe. The bungalow was even nicer than the pictures and the outside area was very well done. I traveled with my mom and son and it was perfect for all of us. I highly recommend it if looking to stay in the area. I will definitely be staying again soon!

— Guest stayed in the Honeydew Cottage for 4 nights

Cottages of Delray

HIGH SEASON COTTAGE SUMMARY - PRINT THIS PAGE FOR YOUR RECORDS.

CONTACT:

Ann Macdonald

Owner

Text or Call: 561-866-2424
Ann@CottagesOfDelray.com

HOW TO BOOK:

1. E-mail: Ann@CottagesOfDelray.com
 - **Specify:** dates, # of guests, pets (if any)
2. Ann will email a bookable quote
3. Complete your reservation and pay deposit
4. Receive confirmation and pre-arrival details

KEY AMENITIES:

Queen adjustable bed w/remote control	Full Size washer/dryer detergent included	2 Free parking spaces	Free WiFi	Smart TV with Hulu + Live	2 spa bathrobes	Private Porch
2 Bedrooms 1 Queen Bed 2 Twin Beds	1 Bathroom Low threshhold step-in shower	All linens, pillows, and blankets provided	Full kitchen + large and small appliances	On-site owners	On-Site saltwater heated pool	Well stocked with supplies & paper goods

ACCOLADES:



TOP 5% WORLDWIDE

Guest Satisfaction + Value on AirBNB



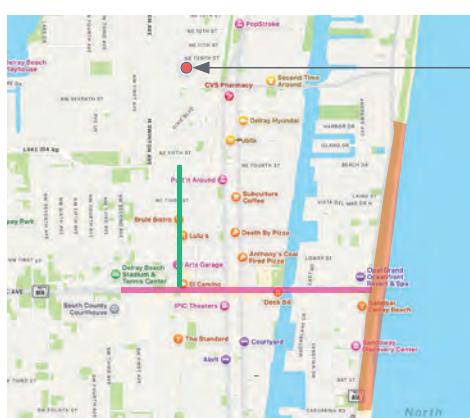
TOP 1% LOCALLY

Guest Satisfaction + Value on AirBNB



70+ 5-STAR REVIEWS

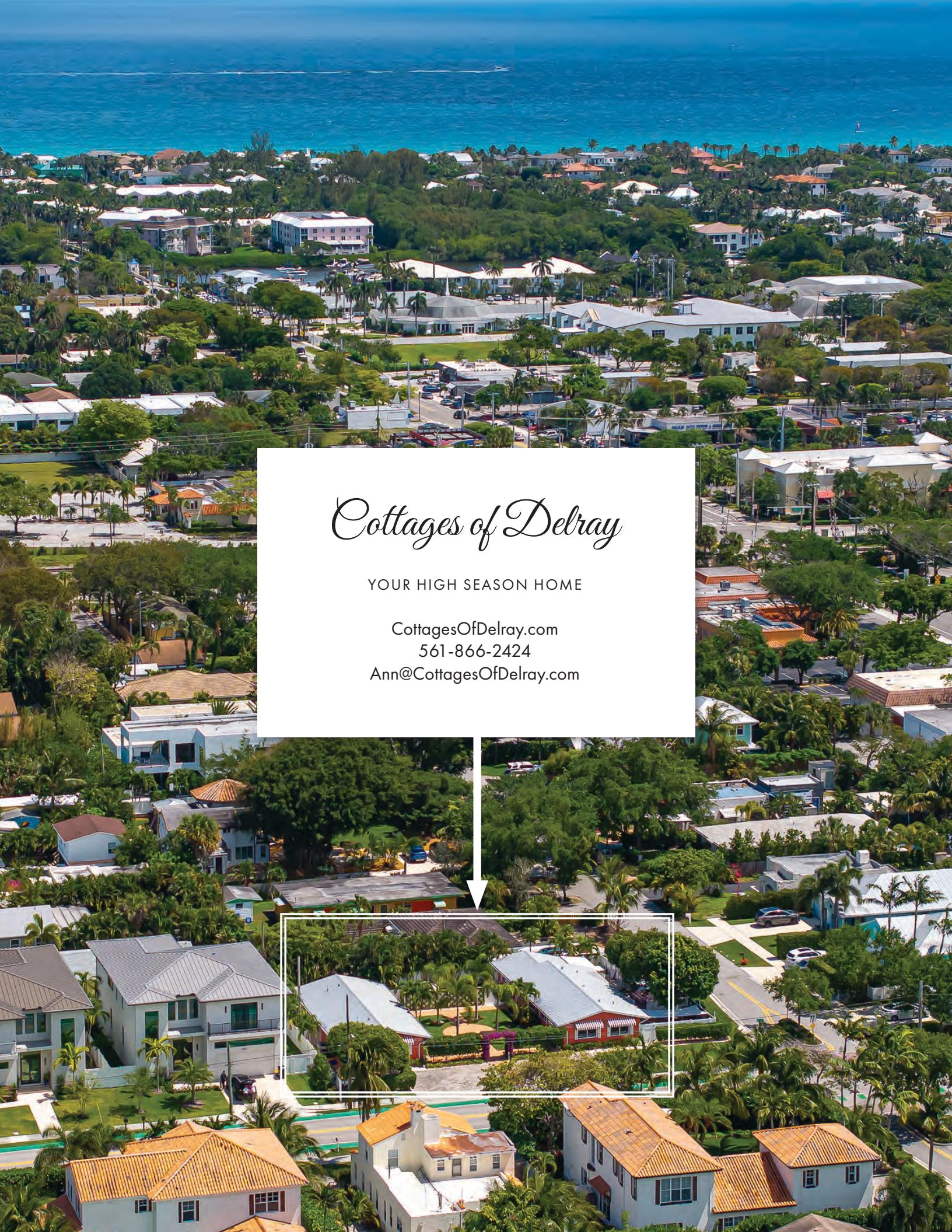
AirBNB, VRBO, Google Reviews



Cottages of Delray

DISTANCES FROM THE COTTAGES:

The French Bakery	.....	0.2 mile
CVS Pharmacy	.....	0.3 mile
Publix Grocery Store	.....	0.5 mile
Pineapple Grove (Shopping and Dining)	.....	0.4 mile
Atlantic Avenue (Shopping and Dining)	.....	0.9 mile
Delray Municipal Beach	.....	0.9 mile



Cottages of Delray

YOUR HIGH SEASON HOME

CottagesOfDelray.com

561-866-2424

Ann@CottagesOfDelray.com

