

Cottages of Delray

A Comfortable Home Base
During Your Proton Therapy Treatment
In The Heart of East Delray



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Welcome!

A COMFORTABLE PLACE TO CALL HOME DURING TREATMENT.

You've chosen South Florida Proton Therapy Institute for your care — a decision that reflects your commitment to the most advanced, precise treatment available. Proton therapy typically means daily visits over several weeks, which also means one important question beyond your medical care: where will you stay?

A hotel room can feel sterile and impersonal for a multi-week stay. An unfamiliar extended-stay property can feel generic. Cottages of Delray offers something different: a private, fully equipped cottage that feels like home, just a short drive from SFPTI.

WHY RECOVERY ENVIRONMENT MATTERS:

- **Fatigue is real.** Treatment can be tiring, especially as your course progresses. A quiet, comfortable, private space to rest between and after appointments makes a meaningful difference.
- **Routine helps.** Being able to cook your own meals, do your own laundry, and keep a normal rhythm to your days can provide a sense of stability during an unfamiliar time.
- **Privacy matters.** No shared hallways, no hotel staff coming and going — just your own private cottage.
- **Your support person needs comfort too.** Many patients travel with a spouse, family member, or caregiver for the full length of treatment. A second bedroom means they have their own space as well.

Property Overview

WELCOME TO YOUR HOME AWAY FROM HOME.

Cottages of Delray isn't a medical facility — we're a private, boutique short-term rental property that has taken thoughtful steps to make extended stays comfortable. We don't staff medical professionals, but we've designed our cottages with the comforts that matter most during a treatment course.



Ann Macdonald

- Owner
- Retired Creative Director
- Lives in Key Lime Cottage

Jim Geisinger

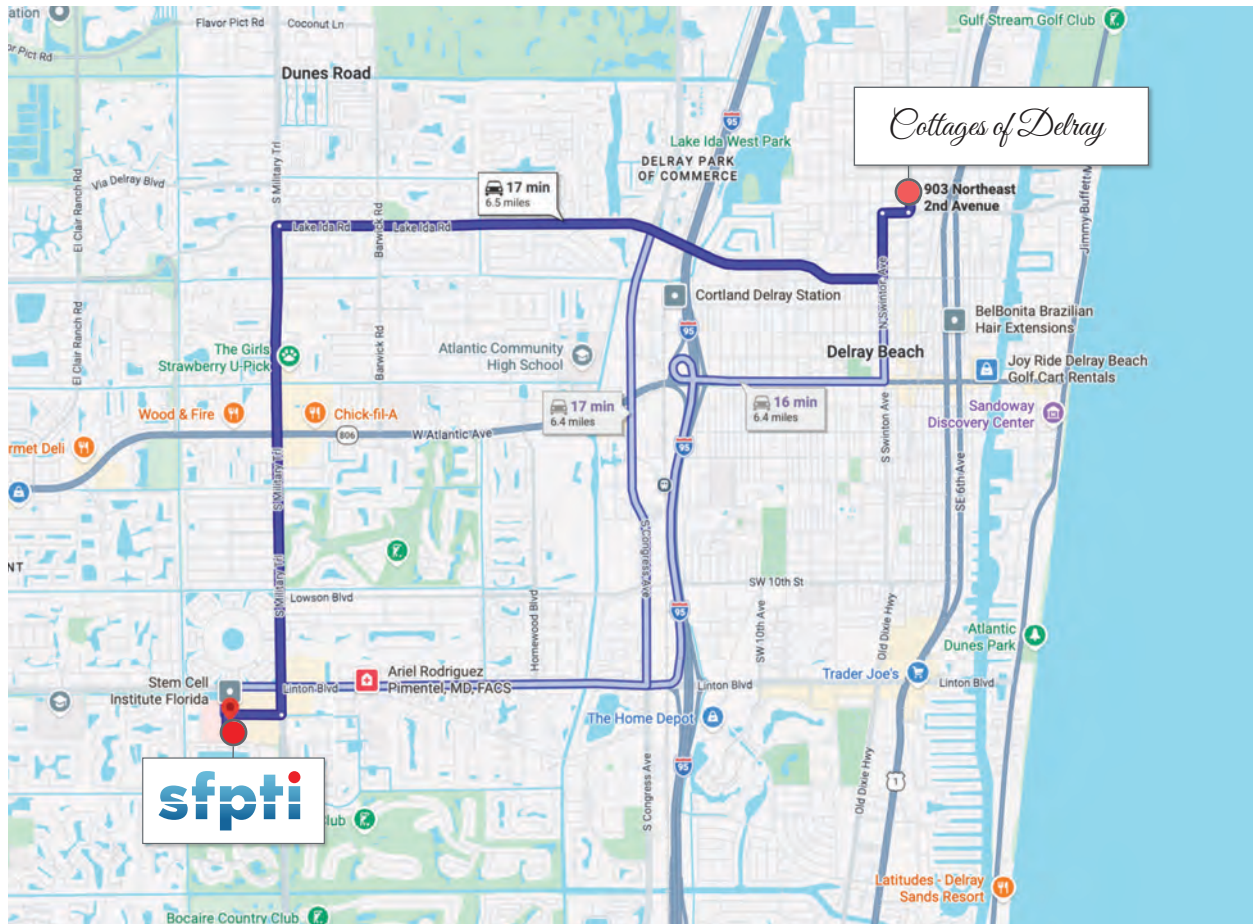
- Ann's Dad
- Retired Ophthalmologist
- Lives in Mango Cottage

Because we're on-site, we're able to respond quickly if you need anything during your stay, while still respecting your privacy and space. You might see Jim on the property tending to routine tasks, but he won't disturb you, and neither of us provides medical care or advice, on-site or otherwise. Your medical care remains entirely between you and your SFPTI care team.

Easy Access for Daily Treatment

AN EASY DRIVE, EVERY DAY OF YOUR TREATMENT

Daily treatment means daily driving. We've made sure that part of your routine is as simple as possible.



GETTING TO SFPTI:

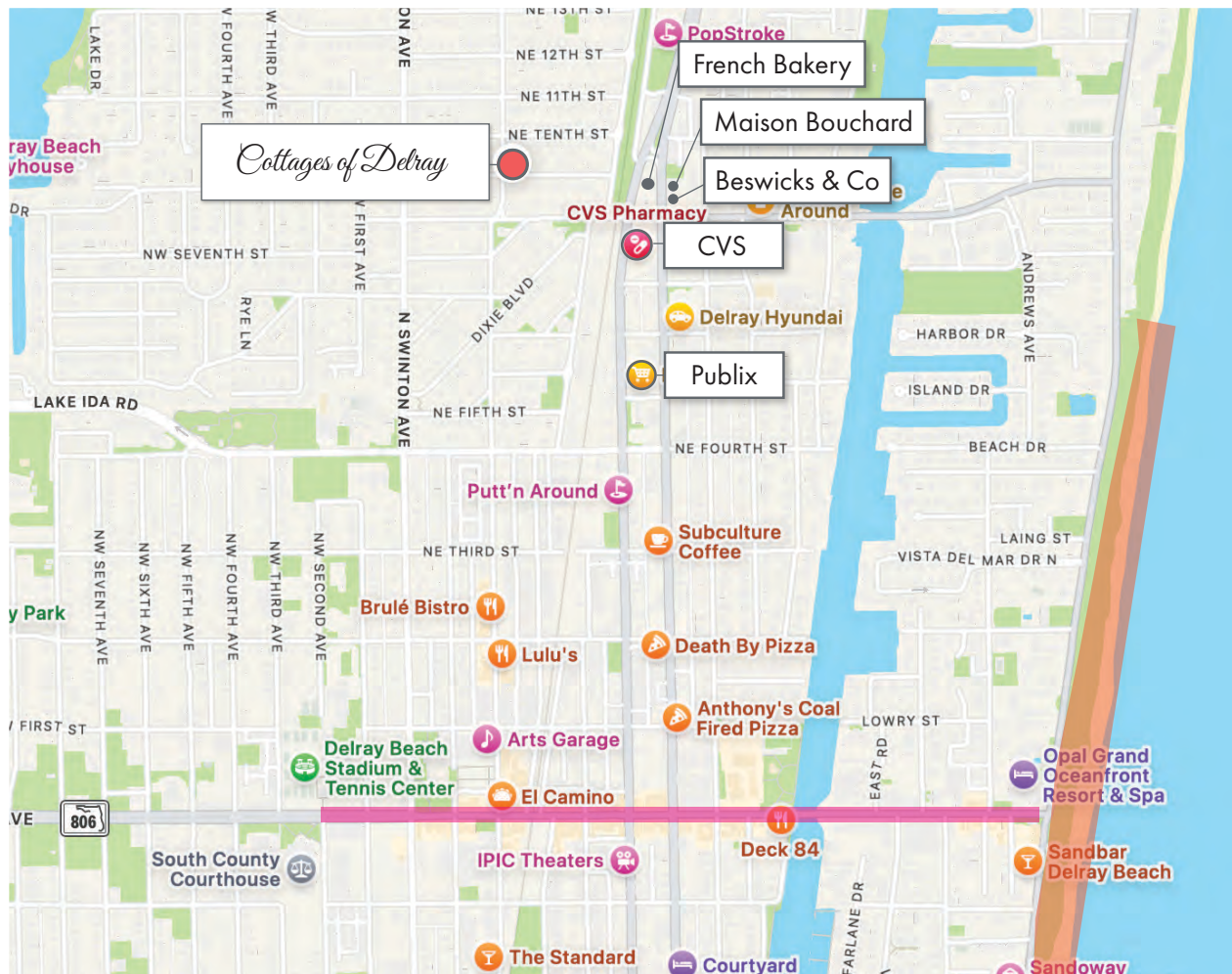
- **6.4 miles from the cottages** — an easy, straightforward drive
- No complicated navigation or heavy downtown traffic
- Plenty of free, dedicated parking right outside your cottage door — just a few steps to your car

Don't want to drive or rent a car? Uber and Lyft are both readily available in the Delray Beach area for trips to and from your appointments. If you'd prefer a recommendation for a trusted local driver, just ask Ann — she's happy to share suggestions.

The Neighborhood

EVERYTHING YOU NEED, MINUTES AWAY.

Located in the heart of East Delray Beach, your cottage puts you within minutes of a Publix, a CVS pharmacy, and plenty of essential services. No long drives, no navigation stress, no complications.



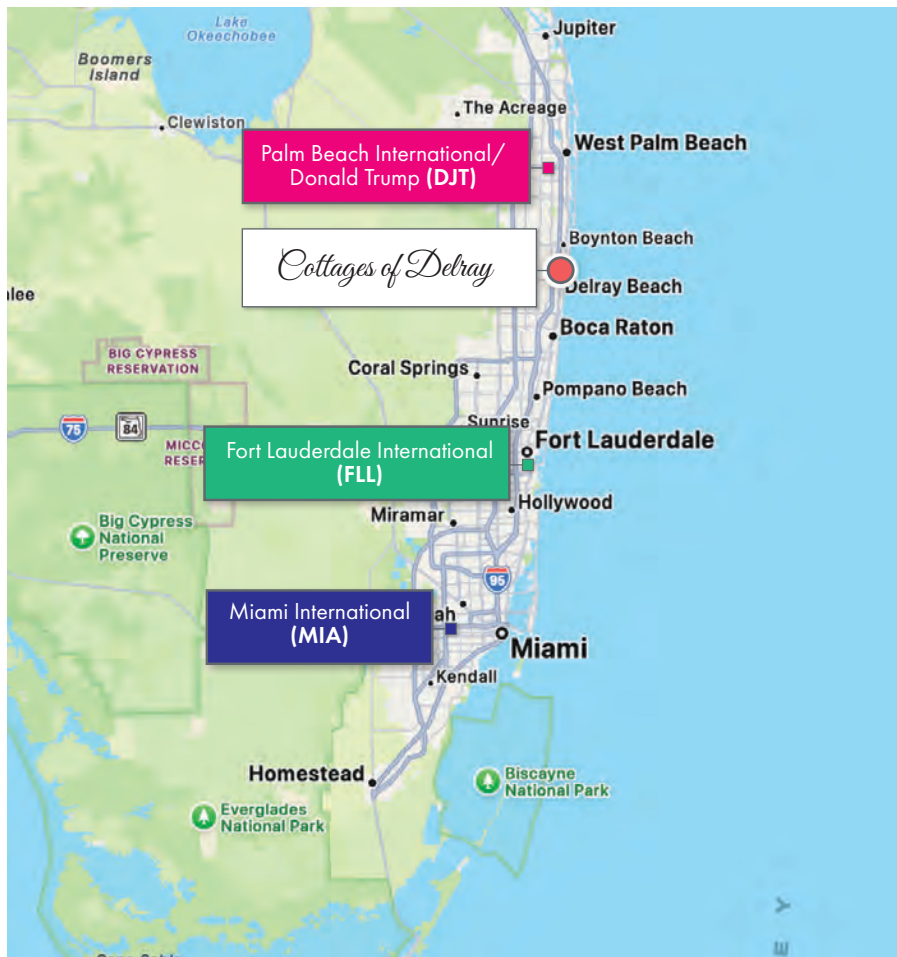
DISTANCES FROM THE COTTAGES:

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
French Bakery	814 NE 6th Ave., Delray Beach, FL 33483	0.2 miles
Beswicks & Co.	817 NE 6th Ave, Delray Beach, FL 33483	0.2 miles
Maison Bouchard	825 NE 6th Ave, Delray Beach, FL 33483	0.2 miles
Atlantic Avenue (Shopping and Dining)	Indicated with a PINK RECTANGLE on map above.	1 mile
Delray Municipal Beach	Indicated with an ORANGE SHAPE on map above.	1 mile

Area Map for Arrival and Departure

AIRPORT PROXIMITY

Our recommendation is always Palm Beach International/Donald Trump Airport (**DJT**) 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 with heavy traffic and you will encounter long lines and large crowds at the airport.



DISTANCES FROM THE COTTAGES:

Palm Beach International/Donald Trump (DJT)	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

905A NE 2ND AVE, DELRAY BEACH, FL 33444

Coconut Cottage

FLOOR PLAN



2 BEDROOMS



1 BATHROOM



1 ADJUSTABLE
QUEEN BED



2 PARKING
SPACES



850 SQ. FT.



FREE WIFI

905A NE 2ND AVE, DELRAY BEACH, FL 33444

Coconut Cottage

PICTURES - OUTSIDE



905A NE 2ND AVE, DELRAY BEACH, FL 33444

Coconut Cottage

PICTURES - INSIDE



905A NE 2ND AVE, DELRAY BEACH, FL 33444

Coconut Cottage

DRAWERS & CLOSETS - SUPPLIES



905B NE 2ND AVE, DELRAY BEACH, FL 33444

Honeydew Cottage

FLOOR PLAN



2 BEDROOMS



1 BATHROOM



**1 ADJUSTABLE
QUEEN BED**



**2 PARKING
SPACES**



850 SQ. FT.



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Honeydew Cottage

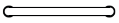
DRAWERS & CLOSETS - SUPPLIES



Amenities that Matter When You're Away from Home

WE'VE THOUGHT OF EVERYTHING (SO YOU DON'T HAVE TO).

Recovery isn't just about rest—it's about having what you need, when you need it, without stress or effort.

COMFORT & REST			
 Adjustable Bed	 Luxury Bathrobes	 Blackout Curtains	 Extra Pillows & Blankets
SAFETY & ACCESSIBILITY			
 Shower Bars and Seat	 Grabber Tool	 Air Filter	 Private Entrance
KITCHEN & NOURISHMENT			
 Full Kitchen	 Counter top Ice Maker	 Dishwasher	 Coffee & Tea
CONVENIENCE & INDEPENDENCE			
 Full Size Washer/Dryer	 2 Free Parking Spaces	 Pre-Arrival Deliveries	 Grocery Coordination
COMFORT EXTRAS			
 Premium Bedding	 Extra Linens	 Private Porch	 Smart TV + Live Channels
PEACE OF MIND			
 On-Site Ownership	 Not a Hotel	 Responsive Support	 Concierge Service

Hotel vs. Cottages

WHY PATIENTS 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 Optimal Recovery Positioning
KITCHEN ACCESS	None (Room Service Only)	Full kitchen with dishwasher, refrigerator, stove, microwave
ICE	Down the Hall	Counter top Nugget Ice Maker in your kitchen and ice trays and a Fridge with a Freezer
LAUNDRY	Pay-per-use facility or expensive service	Full-size washer/dryer in your cottage (free)
BATHROOM SAFETY	Standard tub/shower	Low-threshold shower, safety bars, shower seat
GUEST ACCOMMODATION	Extra room charges, limited space	2 bedrooms included (nurse/family/friend can stay)
PARKING	Valet or Paid Parking	2 Free Dedicated Off-Street Parking Spaces
RECOVERY TOOLS	None	Long-Handled Grabber Tool 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. 10% discount for surgical patients.

Pricing & Booking Information

TRANSPARENT PRICING FOR PEACE OF MIND.

No hidden fees. No surprises. Just straightforward pricing designed to reward early planning.

2026 PRICING				
SEASON	NIGHTLY RATE	RATE AFTER 10% DISCOUNT	13% STATE & LOCAL TAX	NIGHTLY TOTAL
HIGH SEASON January - March	\$375.00	\$337.50	\$43.87	\$381.37
REGULAR SEASON April - December	\$275.00	\$247.50	\$32.17	\$279.67

LOCK IN 2026 PRICING FOR 2027/2028 STAYS

Book your 2027 or 2028 recovery stay during 2026 and pay 2026 rates—insulating yourself from future price increases.

ADDITIONAL FEES:	
 Cleaning Fee: Stays under 4 nightss: \$150 (one-time) Stays 4+ nights: No cleaning fee	 Pet Fee: Well-behaved, housebroken dogs: \$150/pet (case-by-case approval) No cats or other animals
Why we charge fairly: We perform deep sanitization between every guest and compensate our cleaning team with living wages.	

HOW TO BOOK:	IMPORTANT NOTES:
Step 1: Visit: CottagesofDelray.com/SFPTI Step 2: Select your dates Step 3: Enter discount code: SFPTI at checkout Step 4: Complete your reservation	- Flexible check-in/check-out available when no same-day reservations exist - Cannot guarantee early check-in/late check-out without booking extra day Recommended: Book an extra day before/after procedure for flexibility Minimum stay: No minimum, but cleaning fee applies to stays under 4 nights

Concierge Services & Pre-Arrival Support

WE START TAKING CARE OF YOU BEFORE YOU ARRIVE.

Care begins the moment you book. Here's how we make your arrival seamless and stress-free.

PRE-ARRIVAL			
			
Package & Delivery Acceptance	Grocery Pre-Stocking	Special Accommodation Requests	Transportation Coordination
Ordered special supplies? Compression garments? Pillows? Have them delivered to the cottage before you arrive. We'll accept and place them inside for you.	Order Instacart for the day you get here, and arrive knowing your refrigerator is already stocked.	Need extra pillows? Specific blankets? Let us know in advance and we'll have everything ready.	Need recommendations for medical transport or ride share guidance? We can help with recommendations.

DURING YOUR STAY			
			
Direct Communication	Local Recommendations	Immediate Problem Resolution	Concierge-Level Support
Text or call Ann directly for any needs, questions, or concerns. No calling a 1-800 number. No waiting on hold.	Best restaurants for delivery? Pharmacy with fastest service? We know. Delray inside and out.	On-site ownership means if something needs attention, we handle it immediately—not "next business day."	If there's something you need and we can help arrange it, we will. Your comfort and peace of mind are our only priorities.

What We Don't Do (Important Clarification): Medical Care Boundaries:

We are not a medical facility and do not provide medical care, nursing services, or medical advice. You are welcome to bring your own medical professionals, nurses, or caregivers to stay with you.

OUR ROLE:

We provide the environment, amenities, and support services that allow you to recover comfortably and privately. Your medical care remains between you and your surgical team.

Frequently Asked Questions

YOUR QUESTIONS ANSWERED

Q: How far is the drive to SFPTI each day?

A: 6.4 miles — an easy, straightforward drive with plenty of free parking right outside your cottage door.

Q: Can my spouse or caregiver stay with me for the whole treatment course?

A: Absolutely. Each cottage has 2 bedrooms and sleeps up to 4, at no additional charge. Many patients travel with a spouse, family member, or caregiver for their entire stay.

Q: I'm coming from out of the country. How does payment work?

A: Booking and payment are handled securely online through our website — no wire transfers or complicated arrangements needed. If you have questions about the process, we're happy to walk you through it by phone or email before you book.

Q: What if treatment leaves me fatigued — will I be comfortable here?

A: Yes. The remote-controlled adjustable bed, blackout curtains, and quiet residential setting are all designed with rest in mind. You're welcome to structure your days around whatever level of activity feels right.

Q: Do I need a car?

A: Not necessarily. Uber and Lyft are readily available throughout Delray Beach for trips to and from SFPTI or elsewhere. If you'd prefer a trusted local driver recommendation, just ask Ann.

Q: Can I cook my own meals?

A: Yes — each cottage has a full kitchen. Many patients find it helpful to control their own diet and meal timing during treatment, especially if certain foods feel better than others on a given day.

Q: How does the extended-stay discount work?

A: Enter code SFPTI at checkout for 10% off stays under 30 nights. For stays of 30 nights or more during regular season (April - December), contact Ann directly to arrange the extended 40% discount for your full treatment course.

Q: What if my treatment schedule changes and I need to extend my stay?

A: Contact Ann as soon as you know. If the cottage is available, we're glad to extend your stay to match your treatment timeline.

Q: Is the property accessible for someone who is fatigued or has limited mobility?

A: The cottages are single-level with no interior stairs, though there are two small steps at the entrance. The shower is low-threshold with safety bars and a seat. The property is not ADA/wheelchair accessible. If you have specific mobility questions, please discuss them with Ann before booking.

Frequently Asked Questions

YOUR QUESTIONS ANSWERED (CONTINUED)

Q: What is your cancellation policy?

A: Full refund* if cancelled more than 15 days before arrival. 50% refund* if cancelled 7-15 days before arrival. No refund within 7 days of arrival. Given the nature of treatment scheduling, please reach out directly if your situation requires flexibility — we understand treatment plans can shift.

** Any refund of a deposit or payment made with a credit card will be charged the 3% card processing fee in the case of a cancellation. We don't charge customers these fees for reservations, but in case of a cancellation these are fees will be passed on to the customer ONLY on the amount paid.*

Q: Can I bring my pet?

A: Well-behaved, housebroken dogs are welcome on a case-by-case basis with a \$150 pet fee. No cats or other animals.

Q: Who do I contact with questions about my treatment?

A: All medical questions should go directly to your SFPTI care team. We're not medical professionals and can't advise on treatment — but we're always here to help with anything related to your stay.

Testimonials

IN THEIR OWN WORDS.

The privacy and anonymity of our guests is our top priority, and while we have received over one hundred personal notes and reviews from guests, we don't publish names with the reviews. If you are interested in additional reviews and feedback, please check our website where we have seventy plus 5-star reviews from AirBNB where guest names are included.

We've been awarded the distinction of being part of AirBNB's top 5% of rentals worldwide based on customer reviews and satisfaction. We are also ranked in the top 1% of rentals in the area according to AirBNB. Our Google Reviews are all 5-star. The reviews below are just a few from our collection of notes left by our guests.

The cottage was ideal for surgery recovery! The amenities were outstanding and the space was cozy and immaculately cleaned. My favorite amenities were the remote control/incline bed (with pillows of all shapes and firmness), the full-size fridge and freezer, the washer and dryer, and the shaded, private outdoor area for fresh air. I recommend lots of peas (for icing), distilled water (for cleaning incisions), oatmeal, soup, and plenty of frozen fruit and greens for smoothies. The neighborhood is residential. While there is a lot of traffic, I felt completely safe and secure staying alone. I shipped all of my medical supplies, toiletries, and a few dry food items. Ann oversaw all deliveries and the process couldn't have been smoother.

— Guest stayed in the Coconut Cottage for 19 nights

The cottage was perfection in every way. It is ideally located, so close to the doctor's office. I really appreciated the bed (inclined & all the other details that were helpful after elective surgery.) I felt 100% safe. Ann has everything you might need - from a blender to laundry detergent. Love the cottage and my girlfriend did too.

— Guest stayed in the Honeydew Cottage for 8 nights

Very comfortable place to stay during recovery, and enough space to have someone else stay and help you without being on top of each other. Had multiple places I ordered from that delivered food, groceries, and Amazon that made it so easy. Cute little neighborhood and felt very safe. I would totally recommend staying here. I loved the privacy of the house and the courtyard was beautiful. I loved the convenience of having a full kitchen to use that you wouldn't have in a hotel while you are on a longer stay. Ann was so easy to work with and she was super responsive and helpful in answering all of my questions.

— Guest stayed in the Coconut Cottage for 7 nights

Testimonials

IN THEIR OWN WORDS. (CONTINUED)

My husband and I spent two weeks in the Cottages for my surgery. We were so pleased with our experience. The cottage was well appointed with everything we needed and was very clean. I was especially pleased with the bed and shower set up post-surgery. Ann was so wonderful to deal with, made us feel right at home and was incredibly helpful. If you're looking for a little home away from home to heal, I would highly recommend the Cottages!

— Guest stayed in the Coconut Cottage for 15 nights

My recovery was more straightforward than I anticipated. It was really lovely to be within walking distance of the doctor's office once I felt well enough to walk to my postoperative appointments. Recovering in Ann's cottage took away any stress related to the accommodations. It had absolutely EVERYTHING I could have wanted, including an extremely well-equipped kitchen which meant that my caregiver and I could be preparing healthy home cooked meals. With 100% certainty, I cannot imagine finding anywhere better to stay following recovery from surgery.

— Guest stayed in the Honeydew Cottage for 17 nights

I can't understate how much of a difference staying in the beautiful cottage has made to my facelift recovery. I felt so comfortable and Ann was so incredibly responsive and accommodating. I appreciate it so much.

— Guest stayed in the Honeydew Cottage for 17 nights

Thank you for a wonderful stay. The bed was super comfortable and everything was excellent. I'll be back for another procedure and would love to stay again!

— Guest stayed in the Coconut Cottage for 7 nights

My most sincere gratitude for your hospitality and personal kindness during my stay at your cottages. Your place is perfect! Your appointments made the most comfortable home during my stay.

— Guest stayed in the Honeydew Cottage for 7 nights

I can not thank you enough for the loving care you took to make this cottage available and comforting to all who stay here. I saw the pool last night — LOVELY! I will partake next time. I feel blessed, cared for, renewed and ready to tackle everything I need to. I feel nurtured by this lovely cottage. Thank you from the bottom of my heart.

— Guest stayed in the Coconut Cottage for 13 nights

Cottages of Delray

SFPTI PATIENT SUMMARY - PRINT THIS PAGE FOR YOUR RECORDS.

CONTACT:

Ann Macdonald

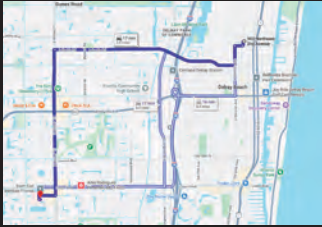
Owner

Text or Call: 561-866-2424

Ann@CottagesOfDelray.com

HOW TO BOOK:

1. Visit: **CottagesOfDelray.com/SFPTI**
2. Select your dates
3. Enter discount code: **SFPTI** at checkout
4. For 30+ night stays, contact Ann directly first



DISTANCE TO SFPTI: 6.4 miles

SFPTI ADDRESS: 5280 Linton Blvd, Delray Beach, FL 33484

COTTAGE ADDRESS: 905 NE 2nd Avenue, Delray Beach, FL 33444

- Easy Drive
- Free Parking at the Cottage and SFPTI

KEY AMENITIES:



Adjustable
Bed



Full Size
Washer/Dryer



2 Free
Parking Spaces



Full
Kitchen



Two
Bedrooms



Luxury
Bathrobes



Blackout
Curtains

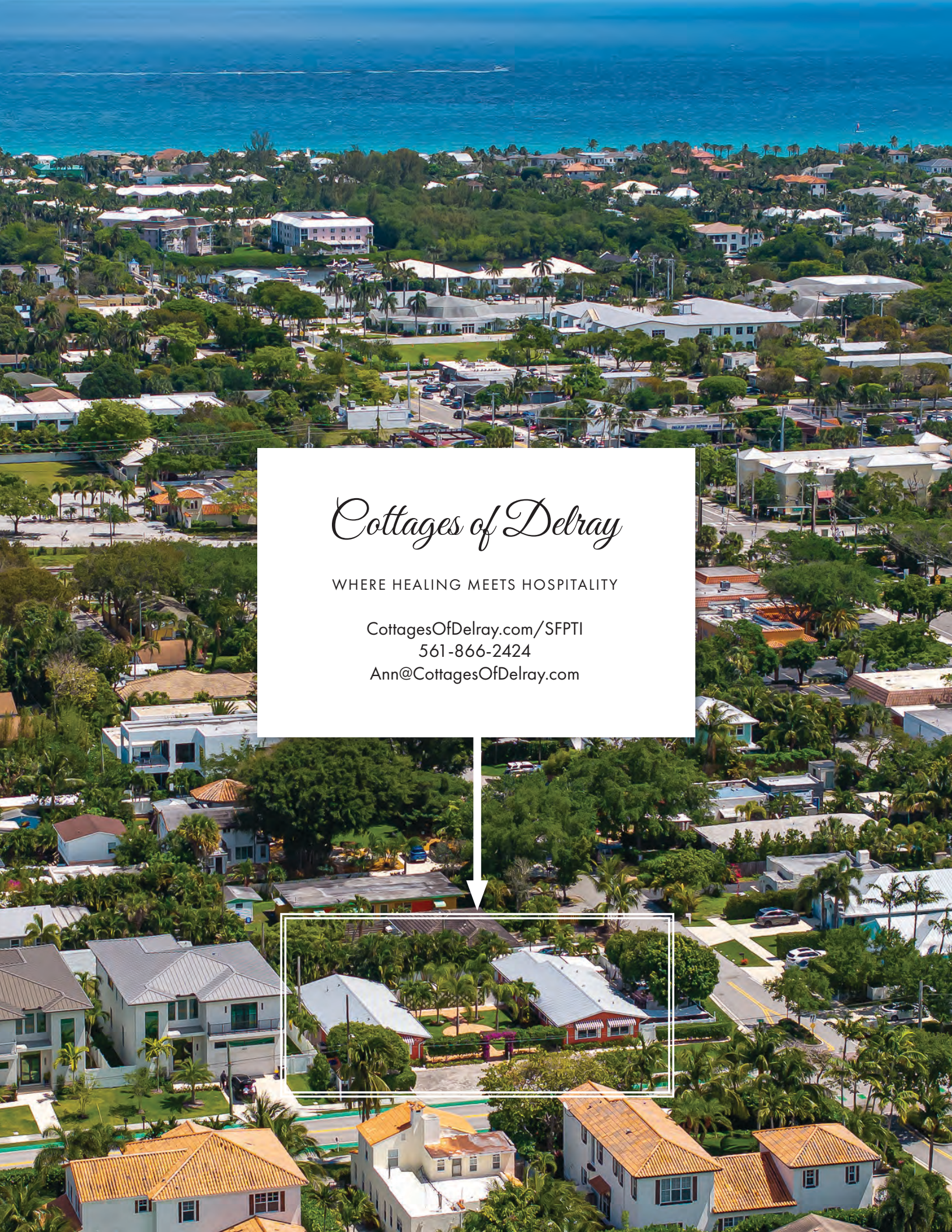


On-Site
Owner

2026 PRICING

SEASON	NIGHTLY RATE	RATE AFTER 10% DISCOUNT	13% STATE & LOCAL TAX	NIGHTLY TOTAL
HIGH SEASON January - March	\$375.00	\$337.50	\$43.87	\$381.37
REGULAR SEASON April - December	\$275.00	\$247.50	\$32.17	\$279.67

For stays lasting 30 days or longer during the REGULAR SEASON please reach out to Ann directly for a 40% discount off the total rate. This does not apply to HIGH SEASON bookings.



Cottages of Delray

WHERE HEALING MEETS HOSPITALITY

CottagesOfDelray.com/SFPTI

561-866-2424

Ann@CottagesOfDelray.com

