



# BLUE COYOTE RANCH

## 2023 Room Block Information

### Capacity

- Our property can sleep a total of 39 people.
- The Main Inn sleeps 15 people in 6 rooms.
  - o Each room has its own bathroom (the Mountaineer bathroom is not en-suite, see web for details)
  - o Queen and King rooms sleep between 2 and 4 people
  - o The Inn has large indoor and outdoor common areas, outdoor hot tub, 24-hour coffee bar, and a BBQ for guest use
- We have 4 cabins, each sleep 6 people
  - o Each cabin has three queen beds and two bathrooms.
  - o The lower level has a private bedroom with one queen bed and separate  $\frac{3}{4}$  bathroom. The upper level is an open-concept loft with two queen beds and full bathroom.
  - o Each cabin has a full kitchen, living and dining areas (no dishwashers or washer/dryer at this time), as well as an outdoor picnic table and propane BBQ grill.

### Rules & Information

- A 25% deposit is required to block rooms and will be charged when the rooms are reserved. This can be used to subsidize your guests' stays or refunded once all blocked rooms are paid for.
- Final numbers and final payments will be due 45 days prior to check-in day.
  - o Any rooms not fully paid for by this date will be made available to the public.
  - o You can adjust your reservation as-needed but be aware you are committed to spending at least as much as your deposit amount. Please ask if you need clarification.
- Booked rooms are non-refundable 44 days and less before check-in.
- If more than 4 units are blocked, a refundable damage deposit of \$500 will be collected 30 days prior to check-in. This deposit refund will be issued the day of check-out, provided the property is left in good condition. It can take 5-10 business days for the refund to process.
- There is a 2-night minimum on all room block reservations.

For questions or to book your event please contact  
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