

**504 Pine Lake View Drive, Sunridge Woods, Davenport, Florida, FL33837**



## **A SUPREME VILLA IN THE PREMIER LOCATION**

**Unrivalled location just 5 miles from Disney World, major attractions and shops.**

**Fully air conditioned**

**Totally equipped 3 Bedrooms and 2 Bathrooms**

**Luxuriously furnished throughout**

**Magnificent large heated swimming pool**

**Secluded rear aspect bordering a Conservation area and Lake**



Formal Dining Area



Family Living Room



Breakfast Area



Kitchen Area



Family Room



Master Bedroom



Master En-Suite Bathroom



Second Bedroom



Third Bedroom



Second Bathroom



Pool



Patio Area

## LOCATION

This beautiful home is located on the Sunridge Woods estate, close to Orlando in Central Florida, and within 10 minutes of World Drive, the entrance to Disney World, Epcot centre, Disney MGM Studios and all the other Disney resorts.

There are many Championship Golf courses only minutes away, as well as Restaurants, Retail Outlets and Shops on Highway 192.

Sunridge Woods is a prestigious, quiet and above all, safe residential community accessed from either the I4, 27 or 192 Highways and just off the CR54. Orlando International Airport and downtown Orlando are both within 30 minutes easy drive.

Directions and a detailed location plan will accompany the Guest Information Pack, which is sent on receipt of the final rental payment.

There are a number of small, good quality family restaurants along Highway 192, and like most restaurants in the Orlando area they are inexpensive, many of them offer reduced price, or even free meals to children under the age of 10. If you like a variety of food, then take a ride to Kissimmee. There you can choose from over 5 miles of restaurants offering Mexican, Indian, Italian, Chinese food - you name it, it's there!

Just a few minutes away is the new "Champions Gate". Here they are preparing new Championship Golf Courses, along with a recently opened Publix supermarket and Walgreens pharmacy. Further afield Cocoa Beach, Daytona Beach and Kennedy Space Centre are about one hour's drive away, whilst a trip to Tampa and the white sands of the Gulf coast takes about 75 minutes.

## THE VILLA

The 3 bedroomed villa is really quite stunning, it comes fully equipped and able to accommodate up to 8 people in luxurious comfort with all the facilities you can imagine. It was completed in 1995 and occupies a large plot in a very attractive and quiet cul-de-sac, directly bordering a Conservation Area and Private Lake at the rear, thus ensuring privacy and a delightful view from the pool area.

It really is perfect for relaxing in a quiet idyllic atmosphere. Complete with its own heated swimming pool, our property is the ideal choice for those people wishing to make their stay in Orlando a holiday of a lifetime. The orientation is such that the pool area has the sun all day, but there is a covered porch (lanai) so you can shelter from the rays. And after a busy day touring the many attractions of Central Florida, there is little to beat relaxing around the pool in the evening watching the sun go down. The important thing is that you are not overlooked as many other properties in Orlando.

With just under 2,000 square feet of living space the villa is considerably larger and much better appointed than most villas offered for holiday rental in Central Florida. It is fully air conditioned throughout and arranged on one storey as can be seen from the layout plans in this brochure. There are two living areas in the villa the Formal Living Room is a quiet room at the front of the bungalow with space to relax in peace - maybe read a book. The Family Living Room is situated at the back overlooking the pool and conservation area.

The patio doors lead out to the pool and patio areas, and there is a concealed TV with multi channel cable, video and DVD Player in the corner. There are also two dining areas. The Formal Dining Area overlooks the pool and patio areas and is perfect for that special meal. The Breakfast Area is for that quick breakfast before the Disney Parks. The Kitchen is fully equipped with all the utensils and modern appliances you would have at home - plenty of crockery, glassware, cutlery etc.

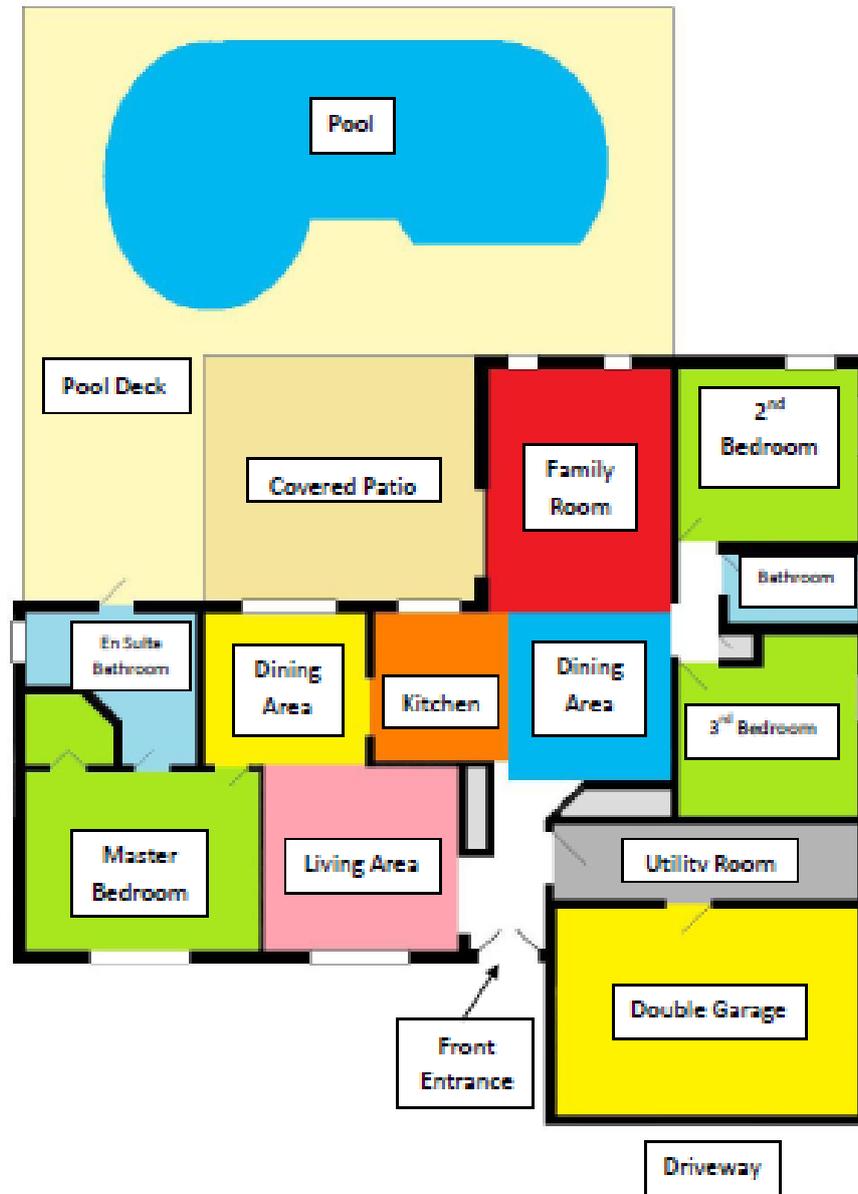
There is also a laundry room with a washing machine, tumble dryer, iron and board. You need not worry about anything; we supply all towels and bed linen. The master bedroom is a large room on the left of the villa, with cable TV, telephone, large walk in closet which includes a safe for your valuables, a door leading to the en-suite bathroom. The bathroom has a large tub, double vanity units and a door leading to the pool and deck. The second and third bedrooms both have fitted wardrobes, bedside cabinets and are situated either side of the second bathroom.

Finally you have the screened, 30 x 15 ft swimming pool with large deck area and covered "Lanai" or porch. This alone will make the holiday for many of our guests. The beautifully shaped pool is fitted with automatic cleaning and filtration equipment, underwater illumination and an electrically operated heater for those months when the sun needs some assistance to heat up the water. The flooring is "cool decked" so that you don't burn your feet as you walk or sit around the pool. The whole of the porch and pool area is fully screened to enable you to enjoy the pool and the outdoor life along with the warm nights without having to worry about the bugs.

To complete the idyllic scene, the pool area is equipped with sun loungers, chairs, tables and a gas BBQ. You can forget all about bringing the iron and hair dryer from home, they are all included, as is all the bed linen, towels, cutlery, utensils etc. You will find the villa ready to move into with the beds made, fresh towels, and cleaned from top to bottom. Just bring yourselves - and some clothes! (but not many - you just don't need lots of clothes in Florida, it's warm and informal).

But don't forget, you will also need a full 10 year passport, valid for at least 6 months after your arrival date in the USA. If you are a British citizen you will not need a Visa to enter the USA for holiday purposes, but will need to complete an online ESTA with the American Consulate before you travel.

## 504 Pine Lake View Drive, Sunridge Woods - Layout





## WEEKLY PRICE

The weekly price includes the use of the villa and its facilities by our client (see below for use of pool heater). At the end of the holiday the villa will be cleaned and laundered at no extra cost. Please note that our weekly prices are fully inclusive of State and local taxes.

### POOL HEATER

The electric pool heater is available at an additional weekly charge. We strongly recommend that clients take up this option at certain times of the year as the sun cannot be relied upon to heat the pool water to an acceptable degree (even with solar heating). Most of our clients take up this option as they prefer the pool water to be warm, particularly first thing in the morning and during the evening when the pool tends to get the most use.

### CHECK IN/CHECK OUT TIMES

The villa is available from 4.00pm on the day of arrival. Check out time is 11.00am on the day of departure, unless prior arrangements have been made.

### PRICE LIST

Prices are for holiday home rental per week, NOT per person. The Villa sleeps 8 people.

Low Season From £300.00 per week January and February

Mid Season From £350.00 per week March to June, November and December

High Season From £450.00 per week July to October, Easter Christmas and New Year

Please ask about Special Offers Fill-in weeks Long Term Rentals We try to be flexible where ever possible!

Pool Heating £60.00 per week

Food Pack £40.00 per week

504 PINE LAKE VIEW, SUNRIDGE WOODS, DAVENPORT, FLORIDA

*BOOKING CONDITIONS*

1. A booking between the Owners and the person(s) making the booking ("the Client") is valid only after the booking form has been completed and signed, the appropriate deposit has been paid to the Owners and the booking has been confirmed in writing to the Client by the Owners.
2. By signing the booking form the Client accepts these conditions.
3. A deposit of £100 per week of booking is payable at the time of booking. The balance of the rental charge (as confirmed in writing by the Owners upon acceptance of the booking), together with the security deposit referred to in 6. below, is payable not less than 10 weeks prior to the commencement date of the rental period. Bookings made within 10 weeks of the commencement date require full payment with the booking form.
4. If the Client wishes to cancel the booking after the booking has been confirmed by the Owners, the Owner shall not be obliged to refund the sums already paid to the Owners by way of deposit or in full settlement of the rental charges, although Owners may, in their absolute discretion, agree to do so if they are able to replace the cancelled booking with another booking on the same or better terms. However, the Owners will refund to the Client any security deposit that has been paid to them at the date of such cancellation.
5. If the client does not pay the final balance of the rental charges, together with the security deposit, at the prescribed time, the Owners reserve the right to cancel the booking giving notice in writing to the Client. Upon such cancellation the booking deposit shall be forfeited by the Client and the Owners shall be entitled to recover from the Client all sums then due to the Owners, although the Owners may, in their absolute discretion, agree to waive these sums if they are able to replace the cancelled booking with another booking on the same or better terms.
6. As security deposit of £200 is payable with the final balance of the rental charges. This will be refunded once confirmation is received by the Owners, from their local management company, that no loss or damage has occurred to the property (including the pool screen), its furnishings, or its contents, during the period of the rental. The Client shall be held liable for the cost, without limit, of making good any and all damage or loss to the property, its furnishings or contents occasioned during the period of rental, with the exception of losses or damage arising as a result of events insured by the Owners.
7. Occupancy of the property is limited to a maximum of 6 persons, and only persons recited on the booking form will be permitted to occupy the property during the period of rental.
8. The owners do not accept any responsibility or liability for loss or damage or changes caused by force majeure events or any other event beyond the Owners' direct control, nor any injury, however caused, as a result of the use of the property's swimming pool, nor any loss or theft of luggage or personal property at any time in or about the property, or any location in the USA. The Client and their guests are advised not to allow unsupervised children to use the swimming pool, which is around six feet deep at its deepest point. The pool is not designed for diving and this activity is dangerous.

9. In the unlikely event that circumstances, beyond the reasonable control of the Owners, necessitate the cancellation of the booking, the Owners reserve the right to cancel the booking at any time, and shall only be liable to refund monies already paid by the Client, or make alternative arrangements by agreement with the Client.

10. Guests are required to have appropriate travel/holiday insurance.