



Stunning, New Luxurious, 2 Level Villa: Sunrise Lakes, Orlando, Florida (8 Miles To Disney)

**Bedrooms 6-- Sleeps 14-- Bathrooms 3-- Pool-- 36 x 15 inc. Spa & Beach**

(We Can Also Cater To large Groups of 25+ At Our Sister Villa Right Next Door, email for details)

*Overview:*

Enjoy the magic of Disney at our stunning and luxurious villa, nestled in the exclusive tranquil setting of Sunrise Lakes, Clermont. This charming community boasts a prime location being one of the newest and nearest developments to the thrilling Disney complex, just 10 minutes drive.

*Highlights:*

- 6 Bedrooms: 2 Kings, 2 Queens and 2 Twins all have TV's, 3 with DVD's and one with PS2.
- Ground floor open plan living space furnished with leather sofas and an entertainment system, including 45" TV, DVD player and movies.
- Fully equipped kitchen with centre island and breakfast bar.
- Games room with full size pool table, foosball, air hockey and dartboard.
- Extra large beached pool providing a safe paddling area for young children.
- Oversized 9" spa - The ultimate in relaxation.
- Full security system with additional pool alarm and safety screen.
- Large decking area with sun-loungers and separate BBQ area.
- Utility room with washer, dryer, iron and board.
- Fully air-conditioned and wheelchair accessible.
- Professionally Cleaned.

The area of Clermont is distinguished by its rolling hills and is surrounded by many lakes and canals. Geographically located just west of Disney (a mere 8 miles), it is just 1 mile from highway 192 heading north on highway 27. And yet, despite the convenience of all the attractions and amenities, the peace and serenity of this community with its recently completed Communal Pool, Secured Playground and Cabana, is not sacrificed.

In residing at our luxury villa you can experience the Disney fantasy; the championship golf courses; the majestic beaches and the numerous other major attractions. Or simply relax and entertain at your south facing private pool with oversized spa, beach shelf for the children to paddle, large deck and a lanai all of which overlook the lake. Completed at the beginning of 2005, the Villa is a luxurious, 2 level residence upon which the owners have spared no expense in decorating and equipping to the highest standards. Housing six opulent bedrooms, the villa is licensed to accommodate 14 guests. This, in tandem to the abundance of open space i.e. two dining areas, two living rooms and the lanai area adjoining the pool, allows for private day time relaxation and/or activities depending on your disposition and "Games Room" prowess. With a fabulous fully functional kitchen you will be able to cater from the simple snack to the liveliest dinner party. Put simply and for those of you unfamiliar with the Villa experience, this really will be your "home from home", offering splendor, flexibility, comfort and privacy.

## The Villa

The Villa is a 3000+ square foot air conditioned dwelling, beautifully decorated and furnished to the highest standard, giving not only plenty of lavish sleeping accommodation but also ample living space. As you enter the home there is a large formal living room and formal dining room. There is also a spacious family room overlooking the pool area. This room has a 45-inch TV and DVD, with plenty of DVD's provided, making this home feel like "home"!

### ***The Kitchen:***

There is a spectacular fully functional kitchen with center island, breakfast bar and barstool area. The kitchen nook area provides views of the lake and will easily accommodate 8 people. For those more formal occasions, the elegant dining area with glass-topped dining table will comfortably seat six. For those that prefer eating alfresco under the stars and against the backdrop of the illuminated pool and spa with beautiful open views across the lake, the spacious lanai comprises seating for eight.

### ***The Bedrooms:***

With six attractively decorated and comfortable bedrooms, each with their own distinct character, recuperating from busy days and nights won't be a problem. There are two kings, one with full master bathroom, two queens both with bathrooms next door (one of which is downstairs for easy access) and two twins decorated specifically with the children in mind.

- The Main Master Bedroom has a tropical feel and boasts sumptuous luxury with a king size bed and it's own Master Bathroom. This "safe haven" also has it's own large TV and DVD player in case of some much needed private time.
- The second King Bedroom has a similar tropical theme and also has its own TV and DVD player, a walk in closet and is adjacent to the main bathroom.
- The first Queen Bedroom with its romantic theme is entered upon through double doors. It has an outstanding sleigh bed and walk in closets. This room also contains it's own TV and DVD player and likewise is adjacent to the main upstairs bathroom.
- The second Queen Bedroom has a wildlife theme and is situated downstairs. It has the good fortune to overlook the pool area and adjoins the downstairs bathroom. This room is especially suited to those unable to manage the stairs. Again, this room has it own TV.
- The 2 Twin bedrooms (Disney and Jungle rooms) with their enchanting theme are ideal for the children. Placed beside each other, one has a walk in closet for storing all those games. Both have there own TV's with one also having a Playstation and games.

### ***The Games Room:***

• Lastly there is the Games room to entertain in the evenings or when the parks and beach become too much. With it's full size Pool, Air Hockey, Foosball Tables and Dartboard, this room is sure to be a huge hit with the small kids and "big" kids alike.

## Directions

### ***Directions to Sunrise Lakes, Clermont, Florida:***

The villa is located on Sunrise Lakes, a new community off US Highway 27 just north of the intersection with Highway 192. Less than 8 miles from the gates of Walt Disney World, it's an ideal base for the theme parks, whilst at the same time its location on the edge of Kissimmee ensures it offers a peaceful retreat close to central Florida's natural beauty.



### ***From Orlando International Airport:***

Take the Bee Line Expressway (West) to Interstate Four (I4). Take I4 West (head towards Tampa, do not head right towards Orlando) until you reach the junction with US 192. Take 192 West away from Kissimmee which is East of the I4 until ends at a junction with US 27. Take US 27 North and follow directions from intersection US 192 and US 27 given below.

### ***From Orlando Sanford Airport:***

Take the highway (46) from the airport West to Interstate Four (I4). Take I4 West until junction with US 192. Take 192 West away from Kissimmee which is East of the I4 until ends at a junction with US 27. Take US 27 North and follow directions from intersection US 192 and US 27 given below.

### ***From Tampa International Airport:***

From the airport follow signs for Interstate Four (I4). Take I4 East from Tampa towards Orlando. Exit I4 at intersection with US 27. Drive North up US 27 for about 5 miles to the intersection with 192, and follow directions from intersection Highway 192 and Highway 27 given below.

### ***From Miami International Airport:***

Exit the airport and follow signs for Interstate 95 (I95). Head North on I95, towards Fort Lauderdale, then pick-up the Florida Turnpike. Head North on the Turnpike towards Orlando The Turnpike will take you directly to the outskirts of Kissimmee. Exit the Turnpike and pick up US 192, sign-posted Kissimmee. Head west on 192 for about 30 minutes, right to the end where it meets US 27. Take US 27 North and follow directions from intersection US 192 and US 27 given below. You will need US currency for the Turn-pike, \$15 should cover the entire trip up from Miami. Whilst on the Turnpike there are regular service areas, though beware, entrance to these is always from the left hand lane.

### ***Directions from intersection US 192 and US 27:***

Head North on Highway 27 towards Clermont, pass the first set of lights and you need the next turning on the right, the turning is immediately before a Wendy's and is marked by a KB Home billboard on the right hand side. Follow this to the end and turn left into Sunrise Lakes. At the first intersection within Sunrise Lakes turn left, passing the Communal play area, from there take the second turn on the left, this is Sunrise Vista Drive, our home is 4th on the right.

## FAQ's

• **Question: What is the maximum number of people allowed in the villa?**

**Answer:** The villa holds 12 people in 6 bedrooms comfortably. As we are licensed for up to 14, you will be able request hotel grade rollaway beds to sleep the 2 extra people. We can supply a cot/crib if required for a small charge of \$40/£25 per week.

• **Question: Is smoking allowed?**

**Answer:** For the comfort and safety of all guests, smoking is strictly prohibited within the villa.

• **Question: How far away are the main attractions?**

**Answer:** The villa is only 8 miles (15-20 minutes) from Walt Disney World theme parks. Sea World is 20 minutes away and Universal 30 minutes. This is one of the major reasons this is such a sought after area. After a long day at the Parks you can get the children home and into bed in a matter of minutes!

• **Question: Which direction does the pool face?**

**Answer:** The villa has a South facing pool/spa so you'll have the sun all day at whatever time of year. The large lanai offers shade if required.

• **Question: Does the pool back on to other properties/walls etc?**

**Answer:** The villa backs onto unrestricted and idealistic views over a lake. Shrubs and plants have been placed around the pool enclosure and will ensure privacy once more mature.

• **Question: How do we locate/enter the property?**

**Answer:** Directions and keypad entry code will be sent to you once your final balance has cleared, typically 4-6 weeks prior to arrival.

• **Question: Will we have to bring bed linen/towels etc.?**

**Answer:** The villa is fully equipped for all your likely holiday requirements. Bed linen, towels and pool towels are provided. (Face cloths are not provided). A small initial supply of washing powder/dish washer powder/toilet rolls/hand soap/ etc are provided which you will have to top-up as required.

• **Question: Do you have any facilities for small children?**

**Answer:** As safety is paramount, the villa has a fully fitted safety gate to the pool to prevent children venturing out un-detected. Cots, a highchair, buggy/stroller as well as a car seat are available from our management company for a small charge.

• **Question: What entertainment is provided?**

**Answer:** There is plenty to keep everyone entertained. For children there is a Playstation 2 with numerous games, a Mickey Mouse TV/DVD combi and a large selection of DVD's for all the family. Additionally for both adults and children, there is a fully equipped games room.

• **Question: Is the pool heated?**

**Answer:** The pool can be heated (by agreement) for additional cost as indicated on the booking form. We would recommend pool heat from October through to April. The pool is heated to the maximum temperature allowed under Florida law (85°) by Gas Heating, supplemented by the added benefit of Solar Heating. This means that you have instant and constant heat regardless of the outside temperature.

• **Question: Are there stores near by?**

**Answer:** Within a 1 minute drive there is a Walmart supermarket, Pharmacy. Photoshop, ATM and much more.

## FAQ's

• **Question: Are there any Restaurants nearby?**

**Answer:** There is a wealth of restaurants nearby including: Outback Steakhouse, McDonalds, Chic Filet, Taco Bell, Red Lobster, TGI's, Denny's along with Chinese, Italian etc, many of whom will deliver.

• **Question: Are there any medical services nearby?**

**Answer:** Hopefully you will not need this, but for peace of mind there is a pharmacy, one minute away which is located inside a drug store (Walgreens).

• **Question: What services are provided?**

**Answer:** The house is professionally cleaned prior to your arrival and the pool and garden are tended to weekly.

• **Question: Who do we contact for questions/emergencies?**

**Answer:** We have employed a professional (24 hour/7 days a week) management company to look after your every need. Management companies do vary dramatically in what they offer. We believe ours is the best in the business - nothing is too much trouble!

• **Question: How do we book?**

**Answer:** Please email, phone or use the online booking form, we promise to be back to you in a couple of hours.

• **Question: What payment methods are there?**

**Answer:** For your convenience we offer a number of payment methods. We accept both UK and US cheques or you can wire/mail payment directly to our bank account in Florida. Alternatively, you can pay securely using any major credit card with PayPal in Sterling/Dollars or Euros. Please note this transaction will be subject to a 3% surcharge.

## Contact Us

### By Phone:-

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Gallery



*The Villa*



*The Pool View*



*Formal Sitting Area*



*The Games Room*



*The Breakfast Area*



*Sitting Room*