

Orlando Florida *Luxury Five Bedroom Three Bathroom Villa*

Brand New 2005



This brand new luxury five-bedroom/three bathroom villa is located at the premier gated community of Sunset Ridge, Davenport, Orlando.

The interior of the villa is furnished to an extremely high standard having many upgraded features. . It has a heated screened pool with patio furniture and is air-conditioned throughout. It is very spacious with vaulted ceilings and all major rooms have ceiling fans.

It is in a peaceful location and yet has the advantage of being at the intersection of Hwy.27 and the I-4 which is close to Kissimmee with all its restaurants and shops. Disney is only a 20-minute drive away. Universal Studios, Islands of Adventure, Sea World, MGM and other attractions are close by.

The Gulf coast to the West with St. Petersburg, Treasure Island and Tampa are only one hour away. Kennedy Space Centre, Cocoa Beach and the Atlantic side are also only an hour away to the East.

The villa is ideal for the larger family or two families or friends who wish to share the well-proportioned accommodation

For more information and availability please contact Angela and Ian Burrell

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Entrance:

When entering the villa you will find a ceramic tiled floor with coat stand and hall table.



Dining Area:

Here you will find a large solid oak dining table with six chairs, with ample space for larger family dining. There is also a breakfast bar with stools close to the kitchen.

Kitchen:

The luxuriously fitted kitchen is complete with microwave, dishwasher, refrigerator with icemaker and an oven with hob. The kitchen also contains all the accessories that you would ever need :- cutlery, glasses, coffee maker, liquidiser, kettle and toaster. (plus an English teapot and eggcups – hard to find in Florida!)



Adjacent to the kitchen breakfast bar is a table and four chairs.



Great room:

This is the largest of the living areas with two large sofas, occasional furniture and a 32" Sony remote control cable television and DVD player.



Bedroom 1, 2 & 3:

There are two Master Suites with queen sized beds, both with 27" Philips televisions.



One overlooking the swimming pool with doors leading out to the patio, for those early morning dips, followed by breakfast on the terrace. Bedroom 3 has a queen sized bed. All rooms have walk-in wardrobes and chest of drawers.



Large walk-in wardrobes come as standard in all bedrooms and each of the en-suite bathrooms contains its' own bath, vanity unit, shower and toilet.

Bedrooms 4 & 5:



There are two further bedrooms each having twin beds. Each room has a nightstand, chest of drawers, reading lamp, walk-in wardrobes (with plenty of space). The third bathroom has a bath, twin vanity unit, shower and toilet.

Study:

The study contains a double sleep sofa, occasional furniture and an entertainment unit with 24" television, DVD player and Sony stereo system.



Pool:



The large swimming pool is covered by a fully enclosed screen and comes complete with patio furniture and sun loungers. It has an extended sundeck area which is ideal for breakfasts, evening meals or just simply relaxing, whilst enjoying a long cool drink!

The pool has an optional electric heater for those slightly cooler winter months.

There is a telephone in the villa – all local calls are free. The laundry room has a top loading washing machine and matching tumble dryer for use during your stay. There is also an iron and ironing board.

We have an on-site management company who will attend to any problems should they arise, 24 hours a day

Summary:

- ✓ Gated community of Sunset Ridge, intersection 55 of I-4 & HWY-27. Close to 192. Kissimmee.
- ✓ Furnished to an extremely high standard including 4 cable televisions, DVD players, hi-fi system – your luxury holiday home.
- ✓ 20 minutes from Disney & one hour to superb beaches.
- ✓ Accommodation up to 10 persons.
- ✓ Large screened heated swimming pool.
- ✓ Close to great shopping theme parks and restaurants.
- ✓ Over 20 challenging golf courses within a 30 minute drive
- ✓ Villa Management Company available at all times

<i>Price Bands</i>	Villa Price per week 2005
Low Season Jan/Feb/March/November/December	£599/\$1072
Mid Season April/May/June/September/October	£650/\$1163
High Season July/August	£699/\$1251
Easter/Xmas/New Year	£750/\$1342
Pool Heating	£70/\$125

Introductory Offer:

As this is our new home we are offering special introductory rates as follows:

10% off all rates

Additional 10% for stays of two weeks or more.

Additional 10% if the occupancy is less than six people.