



FLORIDA PINES ORLANDO



BOOKING

Email :- hildbrown@hotmail.com

Website :- www.villa4hire.com

Tel. Hild Brown on 01746 861208 or 07989 321758 with required dates



FLORIDA PINES ORLANDO

Thank you for requesting information on our villa, which is our own, run by ourselves with no involvement from any management company.

We hope you're happy with what you see over the next few pages, it's a special place, we had a magical holiday which we feel others could have too.

Our villa is at Florida Pines in Davenport just outside Orlando, 15 minutes drive away from the magical world of Disney.



Also close-by are two shopping malls, Florida Mall and Mall at Millennia with fantastic department stores such as Saks of Fifth Avenue, Bloomingdales and Macy's. Many other well known shops such as Guess, Nine West and Victoria Secrets make for great shopping and in the case of Cartier,

Kennedy Space Centre, Daytona, Tampa Bay are all within easy driving distance and even Miami is only 4 hours drive away!



It's a holiday with plenty to do for everyone, theme parks, sightseeing, sporting activities, shopping or just relaxing by the pool.

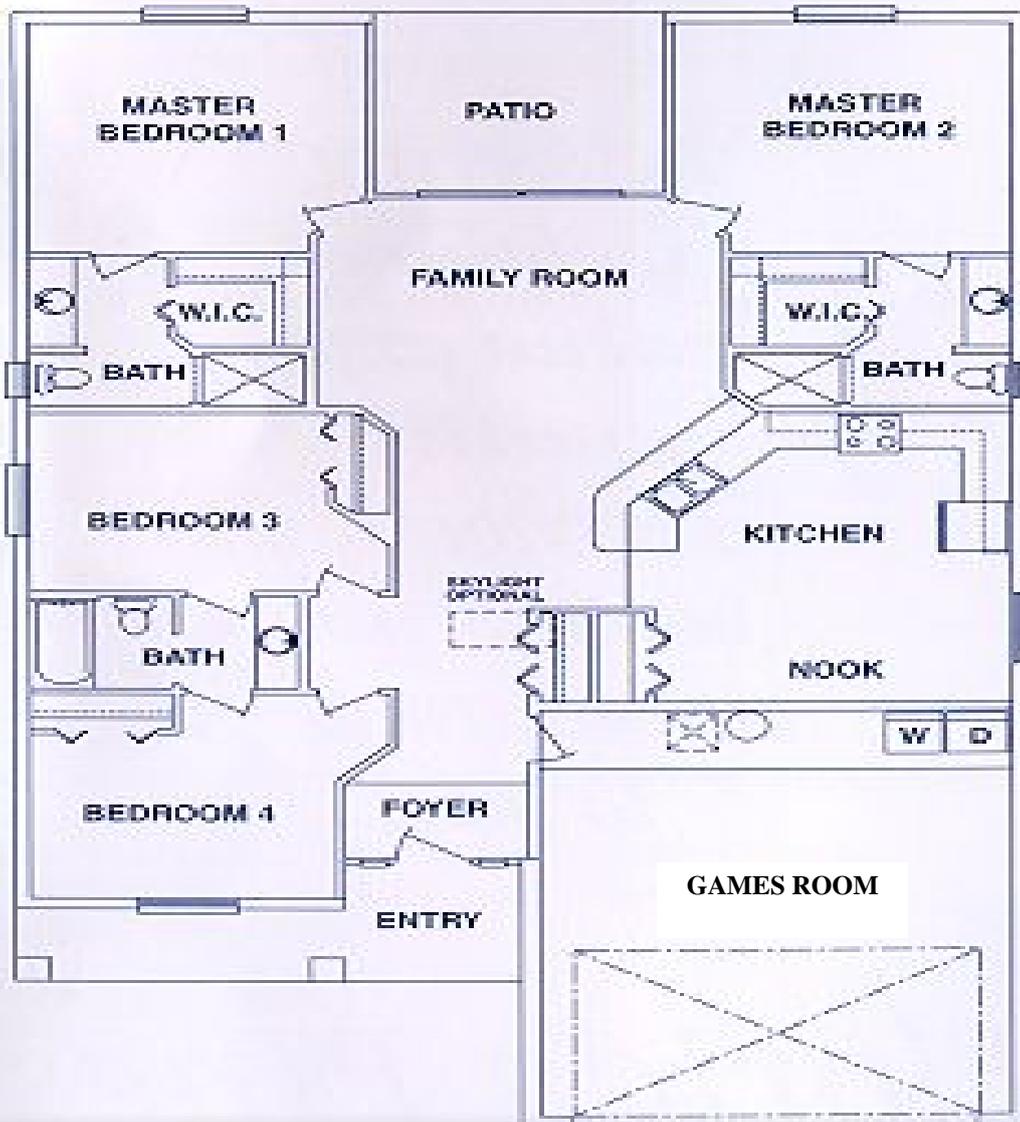
Our villa is detached with zonal air conditioning, a Games Room, FREE use of a Tom Tom Sat Nav during your stay, and a private outdoor swimming pool. It sleeps 8, having 4 bedrooms 2 with king-size double beds and 2 bedrooms with twin beds. The two identical master bedrooms each have en-suite bathrooms and walk-in wardrobes, each has a safe. Bedrooms 3 and 4 have an adjoining bathroom. There's also a lounge with large TV & a DVD player, dining area and fully fitted kitchen.

You pay for the villa, not per person, so the more people in your party the cheaper your holiday, if 8 people go together it's approximately £69 per person! **Flights are not included in the price.**

On the following pages we've tried to give you as much information as possible but feel free to contact us for more details.

Happy viewing
Hild & Nigel Brown

FLOOR PLAN





Detached 4 bedroom 3 bathroom villa

Zonal air conditioning



Lounge, dining kitchen

Sleeps 8 people



Games Room with Air Hockey,
Pool, Table Football



Covered and shaded patio area
Outdoor swimming pool and pool deck
facing the sun



Utility Room with washer &
Dryer in a custom built room.

FREE use of a Tom Tom
Sat Nav during your stay.





Inner Hallway with Cloaks Cupboard



Lounge area including Flat Screen TV, DVD stereo, Games Machine, 3 piece suite and coffee table. Computer with broadband connection Lounge overlooks the lanai (covered patio area)







Large dining area with 6 seater dining table





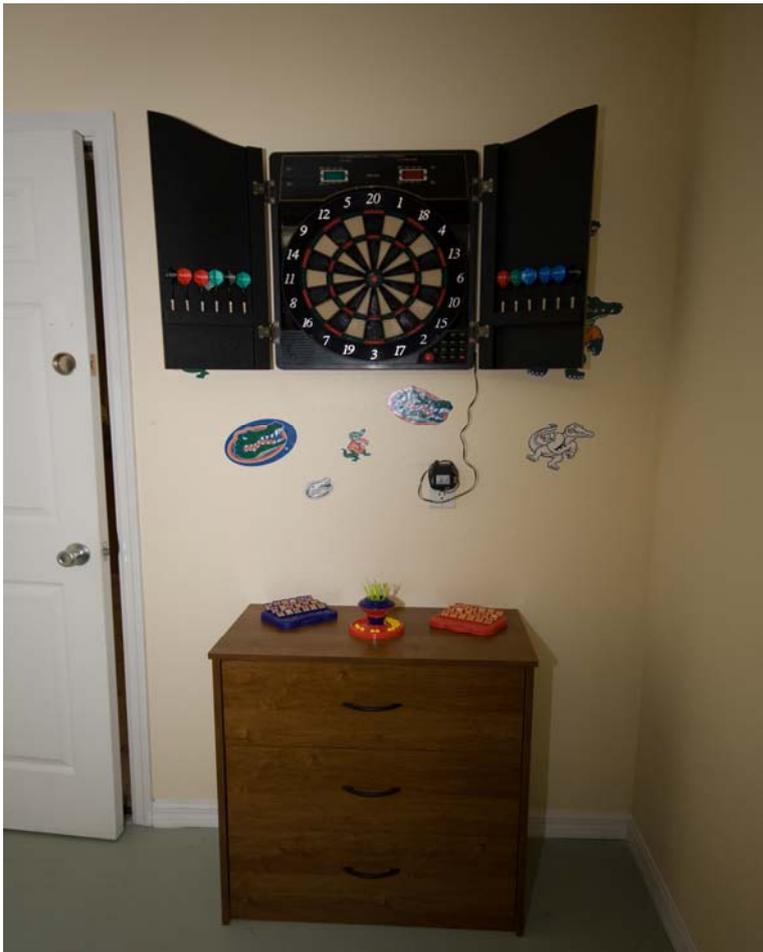
**Kitchen, fully equipped with cooker, microwave,
fridge- freezer and dishwasher
Breakfast bar**





Games Room, fully equipped with 7' Air Hockey, 7' Slate Bed Pool Table, Table Football, Dart Board, Wii, WiiFit, Cable T.V. And DVD Player.







Master bedroom 1





Master bedroom 2





**Master bedroom 1 with 6'6" double bed
2 chest of drawers
8 drawer chest with large mirror
32" Flat Screen TV
En-suite bathroom with fitted vanity unit and
shower cubicle
Large walk-in wardrobe with a safe.**

**Master bedroom 2 with 6'6" double bed
2 chest of drawers
8 drawer chest with large mirror
32" Flat Screen TV
En-suite bathroom with fitted vanity unit and
shower cubicle
Large walk-in wardrobe with a safe.
Master Bedrooms and en-suites are identical in all
respects**





**Bedroom 3 with 2 single beds
Chest of drawers
Fitted wardrobe
Fitted vanity unit
T.V**

**Bedroom 4 with 2 single beds
Chest of drawers
Fitted wardrobe
Fitted vanity unit
T.V.**

**Inter-connecting bathroom between bedrooms
3 & 4**

Both bedrooms are identical in all respects



Enclosed patio area with patio table and 4 chairs

Outside pool deck

Outdoor swimming pool 24' x 10'

**Pool heating is available at an additional cost
(see enclosed price list)**

Pool light illuminates the pool at night

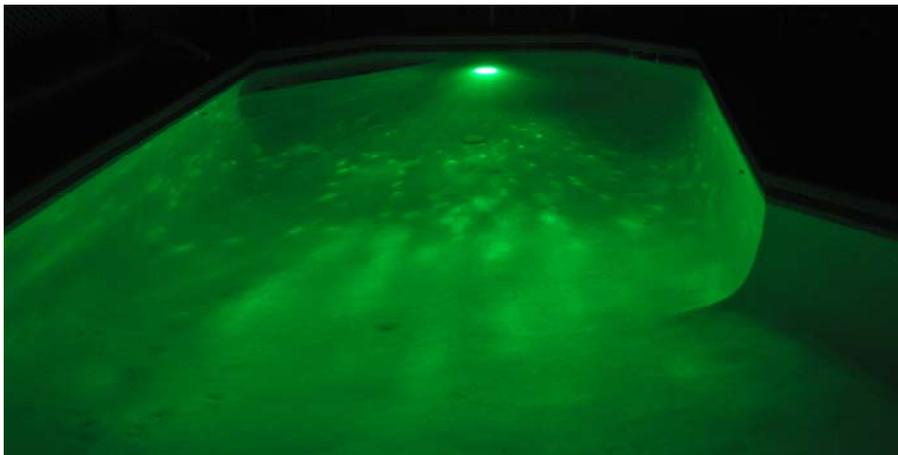






Sun drenched pool has the sun on it most of the day for the sun-worshippers. The pool enclosures keep insects etc out but not the sun so don't worry if you are after a tan. The Lanai is a must feature, enabling you to get out of the sun without having to go indoors.





The pool can be illuminated at night either as a normal white light or a blend of colours you can choose



Our villa is looked after by a local family and is thoroughly cleaned after each set of guests have left.

All bed linen and bath towels are provided but guests are asked to bring their own beach towels.



As well as our own private pool guests can enjoy the use of a community pool, there's also some tennis courts and a play area.





Florida Pines is located on SR27, just 4 mins away from the 192 junction (around 6 mins from I4 junction).

The easiest way to get there when you arrive from either Sanford or Orlando airport is to make your way to the Interstate 4 (via the Expressway) and keep going West until you get to Junction 55 (old 23).

Exit this Junction, bearing left onto the SR27 and keep going until you get to Florida Pines, Its that simple!!

ATTRACTIONS

The following is a brief description of some of the amazing attractions and entertainment in and around Orlando for you and your family to enjoy. A more detailed description is at the rear of this brochure.

Disney World

www.disneyworld.com www.disneyworldco.uk

47 square miles of fun, featuring 4 theme parks(Magic Kingdom. Epcot, Disney- MGM studios and Disney's Animal Kingdom). Two water parks,(Blizzard Beach and Typhoon Lagoon) Downtown Disney restaurants, shops and entertainment, World of Sports complex

Extra info 0870 24 24 900



Universal Studios

www.uescape.com www.universalorlando.com

There are 2 parks- Universal Studios and Islands Of Adventure and City Walk, packed with food, bars and entertainment.

Parks include big rides, 3D extravaganzas such as Spiderman, Revenge of The Mummy and The Terminator.

Magical rides such as ET and Back To The Future are "out of this world" and 4D Shrek just amazing



Busch Gardens

www.buschgardens.com

www.visit-tampabay.com

Paradise for animal lovers and coaster fans alike. An African themed animal and adventure park with more than 2000 animals and an 80 acre Serengeti Plain where zebra, giraffe, antelope and rhino roam plus a selection of great rides and attractions for non-wildlife fans

Highlights include Sheikra, the tallest roller coaster in Florida with two 90-degree drops from heights of 200ft and 138ft and Montu with seven inversions

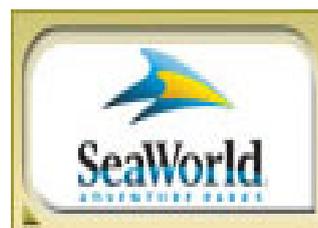


Sea World

www.seaworld.com

www.floridaparks.co.uk

Probably the world's most popular marine-life adventure park with brilliant animals - polar bears, penguins sharks seals, dolphins and Trua the baby killer whale, top rides and a firework finale



Kennedy Space Centre

www.kennedyspacecenter.com



Daytona Beach

www.daytonabeach.com

Wet'nWild

www.nwildorlando.com



Cypress Gardens

www.cypressgardens.com



Titanic the Experience

www.titanictheexperience



TICKET PRICES

Special passes are available including :-

3 day pass

3 day hopper

5 day pass

5 day hopper

7 day pass

7 day hopper

14 days unlimited access

Wal-Mart stores have
details of these

Water Parks



Typhoon Lagoon is one of Disney's first water parks offering some great slide & tyre rides. In the center of the park is a large wave machine offering large and gentle waves at different times of the day. Both Typhoon and

Blizzard Beach are great fun for a relaxing day in between the major attractions. Access to these parks is usually available through the multi day Hopper passes and well worth a visit.

Entertainment Rating: *****

Value for money: *****

Visit Duration: a day



The second of Disney's great water parks done with a snow theme! Yes, it's about the only snow you will see in Florida. More great water slides and a fantastic family raft ride which goes right from the top of the park to the bottom.

Entertainment Rating: *****

Value for money: *****

Visit Duration: a day



Water Mania is also a long standing Orlando water park. Very similar to Wet 'n' Wild only this time its based on the 192 near guide marker number 8.

Entertainment Rating: *****

Value for money: *****

Visit Duration: at least 1 day



One of the original Orlando water parks! Wet 'n' Wild is based on International drive and offers more thrill type water slides than the other parks. Another fun day out or check to see if they're offering cut price admission after mid day for some great value fun!

Entertainment Rating: ****

Value for money: *****

Visit Duration: a day

Major Theme Parks



The Magic Kingdom, the park that started it all off! No introduction needed really, a must see for any Florida visitor! The quality of this park set the standards for the rest to follow.

Entertainment Rating: *****

Value for money: *****

Visit Duration: at least 1 day



The Epcot center was Disney's second major theme park in Florida. This park is split into two half's, the first half contains futuristic rides based on a technology theme. The second half is called World showcase and consists of area's representing different countries around the World.

Entertainment Rating: *****

Value for money: *****

Visit Duration: at least 1 day



Was previously known as MGM Studios, and is Disney's film related theme park. Everything is here from real live TV show recordings, behind the scenes tours and of course famous film related shows and rides.

Entertainment Rating: *****

Value for money: *****

Visit Duration: at least 1 day



This is one of Disney's newest theme parks adding yet more fantastic entertainment to the sunshine state.

This park if you hadn't already guessed is based on a zoo theme. Completed to the highest standard you come to expect from all the Florida parks now, not just the Disney ones.

Entertainment Rating: *****

Value for money: *****

Visit Duration: 1 day



Universal Studios is a fantastic park largely based around the film entertainment industry. There are many great rides like

Back to the Future, The Terminator, Jaws to name but a few.

Massive expansion of the Universal surrounding area started in 1998. This huge development has produced the theme park called Islands of Adventure and the night time entertainment center City Walk.

Entertainment Rating: *****

Value for money: *****

Visit Duration: at least 1 day



Islands of Adventure is the second major park attraction added to the Orlando area by Universal.

This park has a few more thrill rides like Storm Force in Marvel Super Hero Island and The Flying Unicorn in The Lost Continent. Now that Universal has more than one park, multiple day Escape Passes are available to use from park to park much like Disney's Hopper tickets.

Entertainment Rating: *****

Value for money: *****

Visit Duration: at least 1 day



SeaWorld is another of Florida's main attraction theme parks. Incredible shows involving humans and the great creatures of the sea. Thrilling drama's portrayed involving water skiing and power boats.

Entertainment Rating: *****

Value for money: *****

Visit Duration: 1 day



Ok, you want rollercoasters? Then this is the park for you! Busch Gardens is a little further to travel to but well worth the trip. Most of the other theme parks in the Orlando area contain family orientated rides with a couple of thrill seeking rides to satisfy everyone. Busch Gardens caters more for the thrilling rides and has some great rollercoasters and water rides centered around a pretty impressive safari park. Oh and I mustn't forget to mention the brewery! Yes the famous Budweiser and other brands are made here, you can see the process via a tour and then taste the goods for free! (as long as your over 21).

Entertainment Rating: *****

Value for money: *****

Visit Duration: 1 day

EATING OUT

The following are restaurants or diners either we've tried ourselves and thoroughly enjoyed or have been recommended to us by others

- +  The Outback Steak House
- +  Ponderosa Steak House
- +  Black Angus Steak House
- +  Sizzler Steak and salad bar
- +  Red Lobster Fish Restaurant
- +  Houlihan's Steak/ Pizza /Pasta
- +  The Flying Fish Disney's Boardwalk
- +  The Rainforest Downtown Disney
- +  China Buffet

There are many others too numerous to mention, but if you choose to eat out you'll be spoilt for choice.

Evening Entertainment



PI is another offering from Disney, this time its evening entertainment.

A single street with various night clubs, shops, food, arcades, street entertainment and a comedy club. In peak season the street is often the best place to be, especially at 12 o'clock as Pleasure Island celebrates New Years Eve every night!

Entertainment Rating: *****

Value for money: *****

Visit Duration: an evening



City Walk is one of the new places created by Universal after their major re-development over the past two years.

This is basically Universal's equivalent of Disney's Pleasure Island free to get into although the clubs have a cover charge. Party passes are available to allow full access to all the clubs.

City Walk differs slightly as it is free to get into although the clubs have a cover charge. Party passes are available to allow full access to all the clubs.

Entertainment Rating: *****

Value for money: *****

Visit Duration: an evening



Church Street Station is based in downtown Orlando, so its a bit further to travel than most places if your based in Kissimmee! The C.S.S complex features many different bars, shops and restaurants with live entertainment.

Entertainment Rating: *****

Value for money: *****

Visit Duration: an evening

Other Attractions



Wonder Works is based on a scientific lab that was swept away by a tornado and landed on International Drive (upside down). Amazing to look at from the outside and inside there are over 35 hands on interactive events.

Entertainment Rating: ***

Value for money: *****

Visit Duration: Half a day



The home of NASA, the Kennedy Space Center features a museum of space craft used over the decades. Optional extras include a bus tour that will show you the home of the space shuttle and the launch pads (assuming no launch is due during your visit!) and the famous IMAX theatres where the screens are 5 storeys high!

Entertainment Rating: *****

Value for money: *****

Visit Duration: at least 1 day

CAR HIRE

Car Hire all over the US, Florida Car Hire and California Car Hire are a speciality!

<http://www.uscarhire.co.uk>

Check out the [rates](#) - fully inclusive!

Just a low deposit (with balance 8 weeks prior to collection). Guaranteed Fully Inclusive Rates, No Hidden Extras on Arrival

[Optional GPS Sat Nav available](#)



Cheap car hire in Florida including Orlando and Miami and all other US locations) via **Dollar Rent A Car** and **Alamo Rent A Car** at rates which are some of the lowest available.

Book on-line if you wish, or you can call on 0844 484 3811 for a quote and to book car hire over the phone. Cars are collected from the airport in most Florida locations so no need for tedious coach journeys once you arrive. Cars can be collected from one location (e.g. Miami) and returned to another location such as Orlando. All payment is in UK Pounds Sterling, and is **exceptional value for money**. Please bear in mind that these prices really are 'all inclusive' and you will not be required to pay any more upon arrival, unlike many other car hire deals. Unfortunately it is not possible to accept car hire bookings from US citizens.

There is now a variety of [Prestige Car Hire in Florida](#) with Hertz, including Hummers, Cadillacs, Jaguars, Volvos and Lincolns.



[Beat the Queues with Dollar Express / Dollar Fast Lane](#)

Use the free [Dollar Express](#) Lane / Fast Lane service when collecting your rental car from most major car hire depots,

This will allow you to fast-track any queues, and speeds up the whole collection process as your personal and driving license details will already be on the Dollar system when you collect your car.

Hand Controls -

Cars are available with hand controls for drivers with disabilities at no extra cost on all vehicle types.

If you are organising a Florida Fly Drive (flydrive) then use this company for your Florida car hire as we are generally much cheaper than travel agents who apply a mark-up. Most Florida Fly-Drive packages that 'include free car rental' actually result in you paying a huge insurance premium once you get to the car hire depot to collect your car. With this car hire there are no nasty surprises! Flights to Orlando, Miami and all other US destinations are available at some of the cheapest rates.

For each type of car, there is a **Silver Inclusive** rate and a **Gold Inclusive** rate. Both car hire rates include all necessary tax and fully comprehensive insurance (CDW, SLI, UMP) so you will not be pressurised by staff when you collect your hire car to take up optional extras. The Silver Inclusive rate includes just 2 drivers (with Dollar) whereas the Gold Inclusive rate includes extra drivers and a full tank of fuel.

All hire cars have powered steering, air-conditioning and automatic transmission. All the car hire rates are fully inclusive so there are no extra taxes to pay when you pick up the car. The price you see here is all that you pay.

As Dollar and Alamo are amongst the Worlds largest and most reputable car hire companies, you can be assured of top quality service at all times. They can also offer car hire for anywhere else in the US, even outside of Florida. Cars can be collected from one location and returned to another location with no additional fee within Florida - Non Florida locations may charge a one-way rental surcharge, please ask for specific details.

If you like the price you can then order securely on-line with a credit card.

You can if you prefer to pay by cheque, or order by phone.

They provide a voucher that you can exchange at the car rental desks on arrival for a car. If you prefer to order your car hire by telephone then you may call **0844 484 3811**, or if you need collection / drop-off from a location not listed.

Daily US Driving Tips

Driving in most parts of the USA is easy, and most driving practises are common sense. The roads are wide and the pace slower. In most states you can make a right turn at a red light (in fact, you may get 'hooted' if you don't), as long as it is clear to pull out.

- **Amendment and Cancellation protection fees already included in the prices** (other companies add this on at the end or charge up to 25% of booking fee per amendment). No charges are made for unlimited amendments, and you may cancel for a full refund up to the day of collection.

Option to use FREE Dollar Express Service with bookings made through this company. Other agents can not offer this service. Beat the queues!

- **Just £25 deposit to book**, then your balance 8 weeks prior to collection.

Other companies require full payment at time of booking.

- **Insurance Excess Waiver Cover** already included in the prices for Florida and California (and most other US State's). In the event of an accident / theft or damage to your car, you will not be expected to contribute towards the cost.

- **Genuinely ALL taxes, surcharges and Insurances included in the price**, so no nasty surprises when you collect your car! (applies to age 25's or over, under 25's will be subject to additional surcharge).

- **NO credit card surcharges**

- **2 Drivers as standard with Dollar on the Silver Option**

- Some of the Cheapest rates for all areas including Miami Car Hire and Orlando car hire in Florida, plus other states.

Prices in £ Sterling, and WILL NOT change once you have made your booking.

Some other companies charge Sterling but also raise their price to you even after you make a booking with them!

- **Direct links with Dollar and Alamo** so in the unlikely event of a problem, the company can assist.

- **GPS Sat Nav** (Satellite Navigation) optionally available on all car types

- Convenient locations - Rentals from all main airports so no tedious coach journeys to collect your car. We have a vast Experience of Florida and other US markets. Low cost, high spec, Satellite Navigation systems are now being offered for hire with all car types on the site for use in the US (UK residents only).

Sat Nav (GPS Satellite Navigation)

The units are simple to use, portable, and will be delivered to you in the UK prior to travel pre-programmed with your accommodation address. When you arrive at the airport, simply press 'Home' and you will receive accurate, real-time directions (spoken and in 3D graphics on the touch-screen) to your villa / hotel. Many thousand attractions, restaurants and other points of interest are pre-programmed in to the SatNav systems on offer, so wherever you are, at the press of a button you will be given the best route to your chosen location and back again!

Selection of Florida Car Hire Types with Dollar



ECONOMY



FULL SIZE



COMPACT



PREMIUM



CONVERTABLE



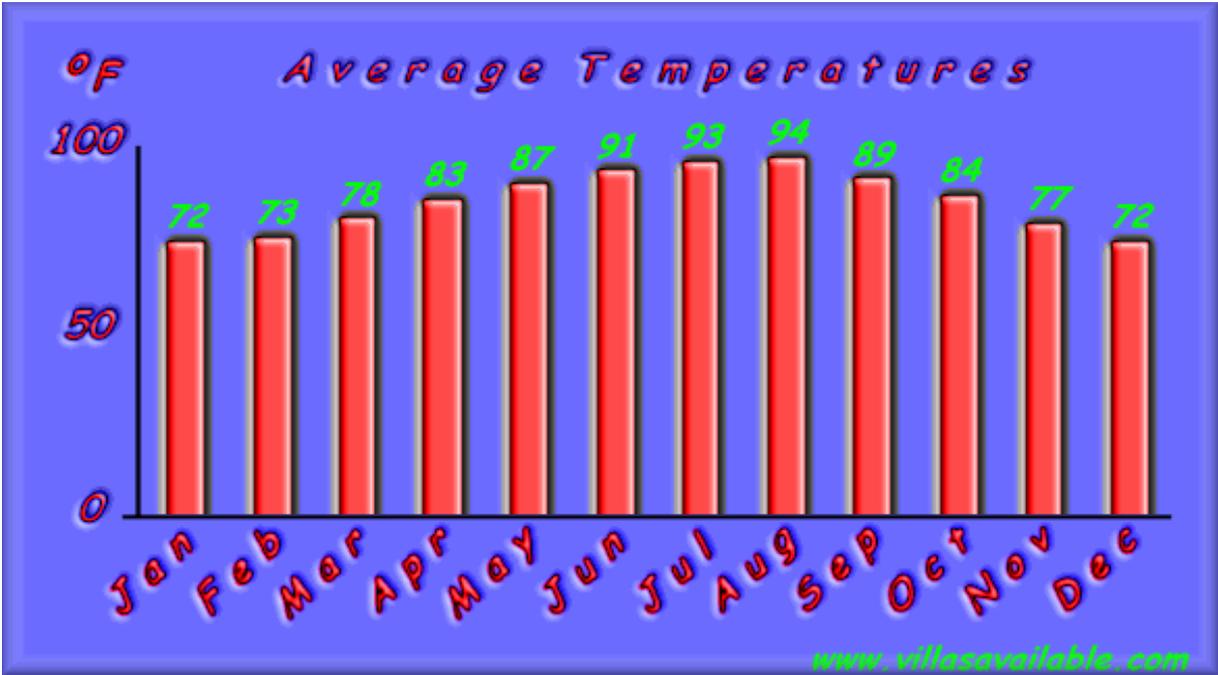
7 SEATER



INTERMEDIATE



4 X 4



Booking Terms & Conditions

1 General

1.2 All bookings accepted are subject to these terms and conditions.

1.3 All prices stated are in UK Pounds Sterling or American US Dollars.

2 Booking procedure and payment terms

2.1 Once your booking has been confirmed, a non-refundable deposit of £100 or \$150 per week will be required to secure your dates.

2.2 The rental balance will be due 12 weeks before your departure. If your departure date is less than 3 months away, the full rental balance will be due as soon as your booking has been confirmed.

2.3 Prior to departure, we require a cheque for the sum of £100 or \$100. This represents a security deposit and will be refunded after your vacation pending a satisfactory inspection.

3 Cancellations

WE STRONGLY RECOMMEND THAT YOU TAKE OUT HOLIDAY INSURANCE TO COVER UNFORESEEN CIRCUMSTANCES WHICH MAY NECESSITATE CANCELLATION OF YOUR HOLIDAY

3.1 The client may cancel the holiday booked at any time after it has been confirmed. Cancellations must be in writing.

3.2 We reserve the right to cancel the holiday if payment has not been received in accordance with clauses 2.1, 2.2 and 2.3 above.

3.3 The following cancellation charges will apply to all rentals cancelled in accordance with clauses 3.1 and 3.2 above.

Any cancellations - loss of rental deposit

30 to 60 days - 50% of total rental

Within 30 days - 100% of total rental

WE WILL NOT BE ABLE TO MAKE ANY REFUNDS OTHER THAN THOSE CIRCUMSTANCES DESCRIBED ABOVE!
WE WILL HOWEVER BE HAPPY TO PROVIDE PROOF OF PAYMENT FOR YOUR HOLIDAY INSURANCE CLAIMS.

4 Accommodations

4.1 The accommodation provided is only for the use of persons named by the client on the booking form, subletting, sharing or assigning is prohibited.

4.2 The property will be available to clients after 5p.m. Florida time on the day of arrival unless otherwise agreed. All accommodation must be vacated by 10 a.m. Florida time on the day of departure.

4.3 An adult must accompany persons under the age of 18.

4.4 We will not be liable for any loss or injury resulting from the use of the property and pool.

4.5 Swimming pools are dangerous and ours is not to be used by children without adult supervision.

4.6 While in normal circumstances you will be accommodated in the home of your choice, we reserve the right to substitute accommodation of a similar or higher standard should this be operationally necessary.

5 Complaints

5.1 In the unlikely event that the client has any reason for complaint or dissatisfaction, they must contact the local Management Company caring for the property in Florida immediately so that remedial action may be taken. Details of how to contact the management company will be found in the accommodation.

6 Smoking

6.1 For the comfort and safety of clients and guests, smoking is not permitted in the homes.

7 Animals and Pets

7.1 Animals and Pets are not permitted in the villa unless agreed by the owners.

7.2 This condition is strictly enforced.

FLORIDA PINES ORLANDO

RENTAL PRICES 2011

<u>Dates</u>	<u>Rental Per Week</u>
Jan, Feb, March	£400
April, May, June	£440
July, August	£460
Sept, October	£450
Nov, December	£400
Xmas, New Year, Easter	£500

Pool heating optional at £100 a week or £160 a fortnight. Advisable during October - March.

DEPOSIT

£100 a week (**non-refundable if booking cancelled**)

+

£100 security in case of any losses or damage
(**refunded if applicable after your holiday**)

BOOKING

Tel. Hild Brown on 01746 861208 or 07989 321758 with required dates, or contact the web site at www.villa4hire.com

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