



Florida Lakeside Villas

Welcome to our privately owned, luxury pool home, with open views over both a lake and conservation



Eagle Pointe entrance and map showing location just 12 minutes to Disney

Eagle Pointe - Location

Situated on the best location in Kissimmee. Eagle Pointe is so close to Disney you can almost hear Mickey Mouse!

Eagle Pointe is an established beautiful and prestigious community, only 5 minutes from the 192, and the shops and Restaurants, and 12 minutes from the Disney parks, and close to Universal Studios, Sea world, Sea world, and Bush gardens. This established area boasts beautiful homes and is surrounded by areas of conservation, and lakes.

It is the best area of Kissimmee for that family holiday, being near to both Sanford and Orlando airport. Just collect your car rental and explore Florida.

You will remember your vacation forever, and return again and again. We are fortunate to have many of our guests return to our home again and again!

We hope that you become one of our “regulars”

If you require more than one home please contact us as we have access to over 20 similar homes all on Eagle Pointe.

Email Enquiries@floridalakesidevillas.co.uk
Website www.floridalakesidevillas.co.uk



Front view, double garage.



Private secluded Southern view over Lake



This Disney vacation home has every luxury you require and will enable you to relax and enjoy the Floridian life style.

If you wish to explore the many beaches in Florida, you are central to both the East and West coast The Kennedy space centre is but a short drive and there are literally hundreds of shops and restaurants all within easy reach of this Superb home. We even have a Wal-mart 5 minutes away!



If your interests are in Golf or Fishing, there are hundreds of golf courses close by and lakes to fish or simply enjoy.

You are close enough to the shops and restaurants but far enough away to enjoy the true luxury and tranquility of this beautiful home.

The area is a haven for Floridian wild life. In and around the Lake you will see various exotic birds, animals, including small armadillos, turtles and jumping fish.

Description

This fully air-conditioned home has been selected for its location, comfort and design. You will be impressed with the facilities afforded to you on your dream vacation.

The home has three large fully carpeted bedrooms. Two double bedrooms and a twin bedroom. It also has two luxurious bathrooms. Our home can comfortably sleep up to 8 people, (with the use of the double sofa bed settee). It has a large hallway with separate laundry room off, which contains a large washing machine and large dryer, iron, etc. The hallway opens up into the living room and formal dining area.

The kitchen is well equipped with cooker/oven, microwave, American fridge/freezer, dishwasher, waste disposal, toaster, coffee machine, together with all your plates, cutlery, linens, etc.

Situated off the kitchen is a "nook", or second dining area where you can sit and take in the views over the pool and lake. This nook opens out via alarmed glazed doors onto the extended pool area.

The living room has luxury floor tiles and is well furnished with comfortable settees, coffee tables, lamps and chairs. It has a large TV, CD/Stereo, DVD player, and ceiling fan/light. This light luxurious living room also opens out via alarmed glazed doors onto the extended pool area and gives Southern views over the lake and conservation area. There is a large feature window above the doors giving full Sun. The sunsets are stupendous from this house.

The rear Master bedroom has THE largest bed available a DUAL KING sized!. It has a large walk in wardrobe, with fitted electronic Safe, ceiling fan/light. It has a large wall mounted Cable TV and DVD player, telephone, clock radio, dressing table and bedside cabinets and lamps. This bedroom has a large en-suite bathroom, with facilities including separate his/hers wash basins, a full separate bath, a separate large walk in shower cubicle, and a separate roomed toilet.

This bedroom has views over the pool and Lake and Conservation, affording both privacy and astounding views along the full length of the lake.

The large second double bedroom has a large QUEEN sized bed, large wardrobe, ceiling fan/light. It has a large wall mounted Cable TV and DVD player, clock radio, bedside cabinets and lamps. This bedroom is served by the second luxurious bathroom. The bathroom has vanity unit, wash basin, bath tub and shower. It is designed with matching colours and textures.

The third bedroom has two single beds, wardrobes. It has a large wall mounted Cable TV and DVD player, clock radio, and ceiling fan/light, bedside cabinet and lamp. This bedroom has access via a hallway to the second bathroom.

The home has a brand new cot/crib, a playpen and high chair. These are available for use at no extra charge.

For added convenience an electronic Safe is also provided free of charge.

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The home has full HIGH speed wireless Internet access throughout all rooms and outside by the pool. This service is FREE and included in the rate. Just bring your laptop to use your own programs, check emails or upload your holiday photos to send to friends, relatives.(Many homes which supply a Computer have them 'locked down' preventing copying files/photos, etc)

We also offer FREE Local and International telephone calls (subject to a usage limit).

There is also a large double garage which assists in keeping your car cool in the Florida Sun. The garage contains the water boiler, air conditioning equipment.

Outside is a beautiful covered crystal blue swimming pool which measures over 24' X 15'. It varies in depth from 3' to over 6'. It remains in full Sun throughout the daylight hours. The pool can be heated in the cooler Months, although it does stay warm due to the Suns heating effects. It is a child-safe pool on an extended South facing lanai onto the lake and conservation. This ensures all day sun in a totally covered pool to protect you from any insects but still enabling a tan.

You have NO FENCES or other homes behind you here, just open views, and due to the size of the lake you are ensured privacy to swim and sunbathe at your leisure.

The extended deck gives plenty of room for the sun beds and chairs, (no fighting to get your towels out in the morning here!) The pool also has lights for those cooling evening swims after the "parks". The lanai also has lighting for those lazy evenings by the pool.

The luxury pool furniture is the highest quality and comfortable and clean.

The pool can be heated in the cooler months (recommended Oct to Feb). However due to the South facing aspect, the pools stays warm throughout the other months.

There is also a shaded area leading from the kitchen nook to the pool. This nook is ideal for al fresco eating. This area has a large table and chairs, an overhead fan and light for those evening drinks by the pool.

We can only begin to show you the qualities which make this Villa such a special place to spend your Florida holiday.

Our guests are sometimes disappointed! They do not like going out to the Parks as they miss the Villa that much. In fact some of our guests return and spend their whole vacation relaxing by the pool or fishing in the well stocked Lake. We even supply the fishing rods !

We also have a Virtual tour on our web site which will give you a feel for the luxury afforded to you in this home. This Virtual tour will take you around all the rooms of the home, and the pool and Lake.(Please note the virtual tour does not show the recently installed wall mounted TV/DVD players)

We are also able to offer Welcome packs and Fruit baskets for your arrival.The 'Welcome packs' contain all those essential groceries to start you off, and include milk, coffee, fruit juice, eggs, bread, etc, etc.(please note these are not a basic package and can also be individually adjusted for personal tastes).

The 'Fruit Baskets' contain a wide selection of Florida fruits and are very popular with our guests.

Please contact the owners for details of both.

We are also able to offer exceptional deals on both Car Hire and Park Tickets, etc. We have developed a good relationship with several reputable Companies to offer these discounted prices to our Guests.

Please visit our web site for details of the offers and links to the Companies web sites.

We are able to offer advice re flights together with a variety of assistance on most aspects of Florida.... Just ask.

We hope you find this information useful and know that you would not be disappointed if you decide to book our "Villa on the Lake."

We have several years experience in home ownership so you are also secure in knowing you are dealing with experienced, honest, private owners, who will deal with your enquiries promptly, completely, courteously and ensure your stay with us is a great one and one you will repeat in the future.

On the following pages we will show you just a selection of images of our home.



Welcome!



Bright entrance hallway



Master bedroom, views over lake



large en-suite, separate Bath/ Shower.



Double bedroom



Twin bedroom.

Beautifully brightly furnished Bedrooms to relax in, decorated and furnished to the highest standards.



Bright Living room with ceiling fans / doors onto pool.



South facing 24 ft crystal blue pool with extended lanai, views over lake and Conservation

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One of the main advantages of the location of this home is the privacy afforded. There is no need for ugly wooden fences to screen out neighbours. The villa is situated on a Lake affording natural privacy and tranquility. The pool is fully maintained and checked by our professional pool Company.

This is the view from the living room or pool area!!

There is no “new” building taking place around this home, many Florida areas are presently being over developed, spoiling the lush greenery Florida is known for.

EAGLE POINTE is still by far the most tranquil and peaceful away from it all location in KISSIMMEE.

This area is one of specially protected conservation and the only visitors you will see are the Floridian wildlife as it visits the Lake. Numerous birds and mammals from the nearby woods frequent the area.

Turtles can be seen on the grassed areas and regularly raise their heads out of the water.

The gardens and lake area are maintained to a high standard and the sun shines all day longggggggggggggg.



Pool

The crystal blue swimming pool has a fantastic view over the Beautiful Lake and wooded Conservation. Relax in this large private area, with plenty of sun beds and chairs to relax on.

There is also a Shaded area with table and chairs for a respite from the Sun if required.

This area has a ceiling fan and light to extend those evenings outside whilst you listen to the FLORIDA wildlife.

The pool also has internal and Lanai lighting for those evening swims!



Shaded Lanai area



Views along Lake

Turtles can be observed lazily swimming around the Lake, and the Fish jump adding to the tranquility of this Heavenly location.

We have a personal, professional, family run, local management company who are on hand to assist you with any query or service. Their number will be supplied to you prior to your arrival in Florida and is also contained within the home. Our Management Company lives on EAGLE POINTE so there is no problem, and they can be contacted, and will assist you at a moments notice.

Please note we do not allow pets, or smoking within the Villa. We request that smokers respect our views and smoke outside around the pool area only.

Altogether, this home has everything, and more that you could want in your luxury, executive, dream Florida home.

To stay in our beautiful home, please contact the owners, or visit our website where you can check availability. Please book early and don't be disappointed!

We look forward to hearing from you.

To book please contact the owners - Maria and Graham Kemp.

Email Enquiries@floridalakesidevillas.co.uk

Website www.floridalakesidevillas.co.uk

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