

## Whispering Pines Details

PID : 28186  
Price : 130 USD  
Bedrooms : 4  
Sleeps : 8  
Baths : 3  
Country : USA  
Region : Florida  
Town : Orlando

### Description

Our Luxury 4 Bedroom, 3 Bathroom, Villa with Private South Facing Pool and Spa/Hot Tub is a genuine 5 minutes from Disney. It is situated on the prestigious Rolling Hills Estate at Formosa Gardens set amongst lakes and conservation areas. The property is not overlooked providing private and quiet surroundings. Sleeping 8 to 10 persons with 2 Master Suites it is just perfect for 2 families sharing. The 2 Twin Bedrooms with separate adjacent Bathroom is just perfect for the children. Eight persons can be comfortably accommodated in the 4 double bedrooms but in addition there is a Double Sofa Bed in the separate Lounge allowing sleeping accommodation for 2 further guests. All bedrooms have two sets of bed linen and ample towels are provided, for both house and pool use. For baby there is a full size Crib and Highchair.

The Villa at 2000 sq ft is the largest single storey type on Rolling Hills and has vaulted ceilings. The main living areas are fully tiled and all bedrooms are fully carpeted. There is the added advantage of a separate lounge in addition to the normal Family Room, providing a perfect environment for 2 families sharing.

In the Family room there is a full size entertainment centre containing a Sony 51" Large screen cable colour TV, DVD, video player, Hi Fi system, X Box/play station etc. All the Bedrooms have 20" TV's / LCD Colour TV's. Free local telephone calls and free Internet access is provided.

The pool area is fully screened and importantly is South Facing so you have the advantage of the Sun all day. The pool itself is upgraded to a large 30ft x15ft and may be illuminated at night. Electric pool heating is available for the colder months. In addition there is a separate 6-8 person Whirlpool Spa/Hot Tub that may also be illuminated at night. The Extended Pool Deck with night illumination has adequate Luxury chairs & Sun loungers. There is a Sun Umbrella with round table and luxury chairs. Pool & Deck overlooks private pine woods and is screened either side with tall Hibiscus hedge ensuring total privacy.

For your comfort the Villa is fully Air-conditioned, providing cool air in the hot months or hot air if it becomes cooler. For added comfort there are ceiling fans in all main areas. For peace of mind there is a Brinks monitored Alarm Security System with instant one button access to emergency services and a Wall Safe to provide security for valuables. For safety there are Child alarms installed on access doors to pool area and emergency lighting and smoke detector alarms throughout the Villa.

No parking problems here! A Double Garage plus concrete drive providing off road parking for up to 4 vehicles.

A pleasant well maintained private garden with mature shrubs, a Magnolia Tree & 3 mature Palm Trees complete the picture.

A five minute drive will take you to World Drive, the entrance to MAGIC KINGDOM, EPCOT, MGM STUDIOS, ANIMAL KINGDOM and the water parks TYPHOON LAGOON and BLIZZARD BEACH.

SEA WORLD is just twenty minutes drive away and UNIVERSAL STUDIOS PARKS and WET 'N WILD just ten minutes further.

Easy access is available from both Orlando International Airport and Sandford Airport, being 30 minutes and 50 minutes respectively.

Along Highway 192 you will find numerous restaurants to suit all tastes, shops and an excellent supermarket, open 24 hours a day.

With a good selection of popular restaurants (including TGI's, Outback, Red Lobster, Ponderosa etc) less than 1 mile away you could enjoy a drink and walk back!

### Rental Conditions



Deposit/Payment procedure. A non-refundable deposit of £100 (\$160) per week is payable on booking. The balance of the holiday cost is payable eight weeks prior to departure. Bookings within eight weeks of departure require full payment. Regrettably, if payment is to be made by credit card we will have to pass on the 4% charge levied on us by MasterCard/Visa, which will be reflected in the total holiday cost.

Refundable Security deposit. A Security Deposit of £100 (\$200) is payable to cover any breakage's or damage to the premises and or contents, (caused by the client or any other party member) and excessive cleaning costs other than those normally incurred in connection with the occupancy of the premises. This deposit is fully refundable, subject to any deductions, which may occur as mentioned above. The Security Deposit is payable with the Final Payment. The refund of the deposit (less any expenses as mentioned) will be returned within four (4) weeks of vacating the villa.

Force Majeure. The owners' accept no responsibility for and shall not be liable in respect of loss or damage or changes caused by force majeure events (e.g. strikes, floods, fire, closure of airports, weather conditions, or any other event beyond their control).

Swimming Pool & Whirlpool Spa. The owners' and their agents do not accept liability for injury, howsoever caused as a result of the use of the swimming pool or spa. Guests are specifically requested not to allow children to use the pool or spa unsupervised. No one should use the pool or spa during a thunderstorm.

Liability. The property is covered by liability insurance. The owners' accept no responsibility for loss or theft of guests' luggage or personal property at any time. Guests are responsible for their own "all risks" insurance and are required to have appropriate travel/holiday insurance in force for the period of the trip. The owners' do not accept liability for loss of main services, such as electricity or water supplies, nor for the consequences of the actions or omissions of persons who may control supply of main services.

Cancellation by us. If the client does not pay the balance due at the prescribed time, the owners' reserve the right to cancel the booking. In this event, or if the client cancels after the booking is confirmed, the deposit will be forfeited. In the unlikely event that due to circumstances beyond the reasonable control of the owners' necessitating the cancellation of the holiday arrangements, the owners' reserve the right to either cancel any bookings at any time and will only be liable to refund monies already paid by the client, or make alternative arrangements with the mutual agreement of the client.

Cancellation by you. Written notification must be sent to us by recorded delivery post, and charges will be applied from the date the letter is received according to the scale below:

- More than 56 days prior to departure date -- loss of deposit only.
- 56 -31 days prior to departure date – 60% of full rental charge.
- Less than 31 days prior to departure date – 100% of full rental charge.

Occupancy. The Villa will be available from 4 p.m. on the day of your arrival, and must be vacated by 10a.m. on the day of departure from the Villa, for cleaning purposes.

Disclaimer. All given information was correct at the time of printing. However the owners' are not always able to control all of the components of the facility and it is possible that an advertised facility may be withdrawn or changed due to circumstances beyond their control and for which the owners' accept no liability.

## Prices

Low season : 130 USD

To see more details please click [Internet Villa Holidays.com](http://Internet Villa Holidays.com)