

# Villa Flynn

Region: Sunridge Woods Sleeps: 6

## Overview

Villa Flynn is a delightful three-bedroom, two-bathroom pool home nestled in the tranquil community of Sunridge Woods. Just minutes from the bustling I-4 and a stone's throw away from theme parks, dining, and shopping, this villa offers a perfect blend of convenience and serenity for your holiday.

As you step inside, you are greeted by a spacious open-concept layout, ideal for gathering with loved ones. The living areas are tastefully furnished, with a cosy family room featuring a sofa, love seat, and a large flat-screen TV—perfect for relaxing after a day of adventures.

The bedrooms are comfortably appointed to ensure a restful stay. The first bedroom boasts two twin beds, while the second bedroom offers a queen bed—both equipped with flat-screen TVs. Nestled between these rooms is a convenient shared bathroom. The highlight is the expansive master bedroom, complete with a queen-size bed, dresser, and another flat-screen TV. Its en-suite bathroom provides direct access to the pool, making it effortless to transition from swimming to showering.

Outside, the villa truly shines. Step onto the ample pool deck, where the Florida sun beckons you to unwind. Lounge on a sun lounger with a good book or gather around the outdoor table for a leisurely breakfast alfresco. For those cooler evenings, pool heating is available upon request, ensuring your comfort no matter the weather.

Villa Flynn is more than just a holiday rental; it is a home away from home where families can create lasting memories. Whether you are exploring nearby attractions or simply enjoying the tranquillity of Sunridge Woods, this villa provides the perfect base for your next adventure.

## Facilities

Villa/House • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • TV • Indoor Games • Table Tennis • Table Football • Ceiling Fans • Parking Space • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Horse Riding • Go-Karting • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

### Interior

- Family room with sofa, love seat and TV
- Fully equipped kitchen
- Dining area
- Bedroom with twin beds and a flat-screen TV
- Bathroom
- Bedroom with queen-size bed and a flat-screen TV
- Master bedroom with queen-size bed, dresser and flat-screen TV with en-suite bathroom
- Games room with table tennis and foosball

### Exterior

- Large pool deck
- Private swimming pool
- Outdoor dining
- Parking
- Outdoor seating and table

### Additional Facilities

- Wi-Fi
- Air-conditioning
- Linen and towels
- Washing machine and dryer
- Dishwasher
- Microwave
- Coffee maker



## Location & Local Information

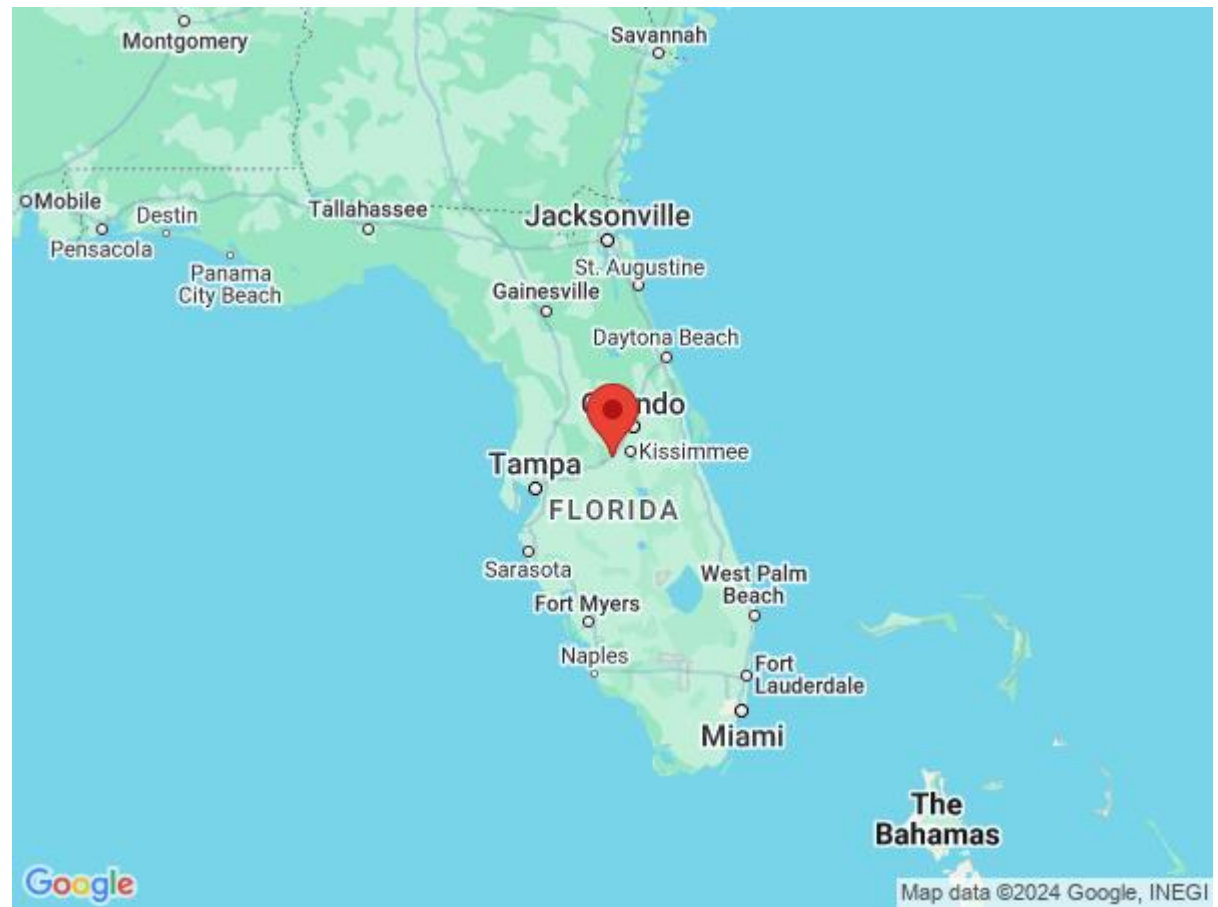
Villa Flynn is ideally situated in the peaceful community of Sunridge Woods, offering a serene retreat just moments away from the vibrant heart of Florida's attractions. Nestled within a short drive from the I-4 corridor, guests enjoy easy access to world-renowned theme parks like Walt Disney World, Universal Studios, and SeaWorld.

The nearby town of Davenport provides a charming glimpse into local life with its quaint shops and diverse dining options, ensuring there's something for everyone to enjoy. For those who crave outdoor adventure, Lake Louisa State Park is a short distance away, offering hiking trails, fishing spots, and picturesque picnic areas.

Whether you are seeking the excitement of Orlando's entertainment or the tranquility of Florida's natural beauty, Villa Flynn promises a convenient and relaxing base for your holiday explorations.

## Local Amenities

|                        |   |
|------------------------|---|
| Nearest Airport        | <b>Orlando Airport</b><br>(46 km)         |
| Nearest Train Station  | <b>Orlando Amtrak Station</b><br>(44 km)  |
| Nearest Town/City      | <b>Kissimmee</b><br>(24 km)               |
| Nearest Restaurant     | <b>Cushty Burgers</b><br>(4 km)           |
| Nearest Bar/Pub        | <b>Miller's Ale House</b><br>(5 km)       |
| Nearest Amusement Park | <b>Disney's Animal Kingdom</b><br>(15 km) |
| Nearest National Park  | <b>Lake Louisa State Park</b><br>(30 km)  |
| Nearest Supermarket    | <b>Publix</b><br>(3 km)                   |
| Nearest Golf           | <b>Champions Gate Golf Club</b><br>(5 km) |



Nearest Tennis

**Reunion Resort Tennis and Pickleball  
Center  
(5 km)**

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## What we love

- Just a short drive from Disney and Universal, perfect for family fun without the hassle.
- Relax in Sunridge Woods, away from the city buzz but close enough for convenience.
- Three bedrooms, a private pool, and a fully equipped kitchen—your home away from home in Florida.

## What you should know...

- The garage is used as a games room, however there is plenty of parking on the driveway.
- Kids should be supervised around the pool at all times for safety reasons.

# Terms & Conditions

- Security deposit: A damage waiver is included in the rental price. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of \$500. Above \$500, claims will be made to recoup the extra charges incurred to repair any damage.
- Arrival time: 16:00 - 16:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not available.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes, standard changeover clean included. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Yes, included in the rental price.
- Minimum stay: Flexible. All durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking and vaping are not permitted.
- Pool heating charge?: For those who require pool heating, this is available at an additional cost of \$34.05 per night payable to Oliver's Travels at the time of balance payment. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist tax is included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.