

2008



## Mickey's Tree House



**4636 Eagle Peak Drive  
Eagle Pointe  
Kissimmee  
34746, Florida.**

Telephone Nr (for incoming calls only)  
+1-(407)-396-8525.

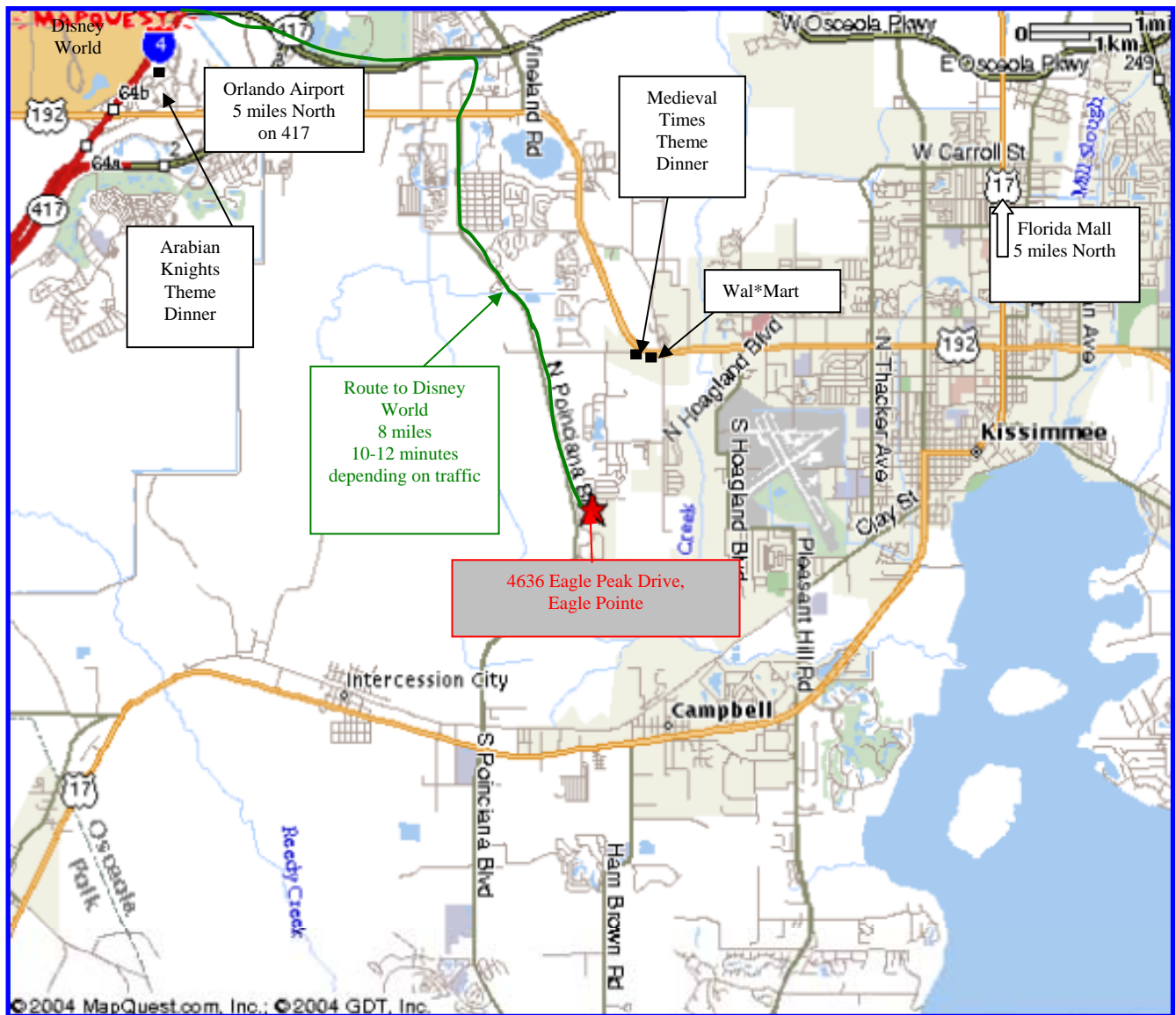


### VILLA LOCATION

Welcome to "Mickey's Tree House", which we have carefully selected for its excellent location, and superb features. The villa has been furnished with "up-market" quality furniture, fittings and curtains, not the usual contract furniture pack found in many rental villas, as we use the property ourselves during the European Winter. We have visited Orlando numerous times during the last 15 years, with young children, adult daughter and son and our elderly parents. Initially we rented villas on the US 27 "Corridor" at the western end of 192. However we found that these villas (available through many tour operators and numerous other private individuals), whilst generally well equipped, lacked the "homely feel" that we wished and we considered them to be a little far out from the various attractions. The traffic on the 192 between I-4 and US-27 can be extremely congested at times. Recently it could take 20-30 minutes to reach Disney World and 40-60 minutes to reach the Florida Mall and International Drive areas. When we were searching for a villa to purchase we had a number of criteria on which we did not wish to compromise --- 4636, Eagle Peak Drive is the result of the search. The villa was built in 2000 and had been lovingly maintained by the previous owner.

Eagle Pointe is to the South of US 192, approximately 2 miles south on Poinciana Blvd, of the Medieval Times Theme Dinner venue and the Wal\*Mart Superstore. It is close to the numerous restaurants and shops on 192. The Walt Disney World property Main Entrance, being only 8 miles away, and all the main attractions are within easy reach. It takes less than 10 minutes to reach the Premium Outlet Mall off I-4 and Buena Vista Drive.

The map below shows the location of the villa with respect to nearby attractions. Access to/from Orlando International airport (MCO) is quick and easy along 417, Osceola Parkway and N. Poinciana Boulevard. Universal Studios, Sea World and Prime (formerly Belz) Outlet Malls on International Drive are all easy to reach along the Osceola Parkway and I-4



The Villa has four spacious bedrooms, two bathrooms, a large screened and heated pool and spa, a fully fitted kitchen, and much, much more. It will comfortably accommodate 8 people. A travel crib, high chair and stroller are provided should you require them. Three of the bedrooms have queen sized beds and one bedroom (#3) has twin single beds and is decorated in a Disney Theme. There are televisions, linked to the main cable system, in the Master Bedroom and Bedroom #3

Our Villa is fully equipped, with every imaginable requirement provided, even an electric kettle for our British guests. Just arrive with your toothbrush. A television is provided in the main lounge, with cable channels available, plus DVD. The entertainment system is connected to a "Surround Sound System".

There is a fully automatic washing machine, tumble dryer in the separate Laundry Room, a dishwasher, microwave, fridge-freezer with ice making and full range cooker in the kitchen, plus many other supporting utilities.

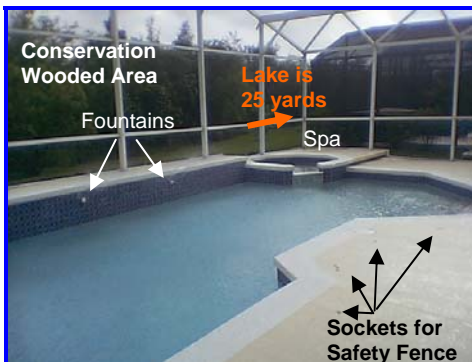
It is our aim to make your holiday as comfortable and carefree as possible. On arrival you will find the Villa freshly cleaned and laundered, and all beds will be made up. Just move in and enjoy your Holiday. In the unlikely event that you have a problem, a 24 hour manned (not answer phone) call-out facility is provided, for your peace of mind. **The pool is cleaned and serviced on a weekly basis.**

We have enjoyed our Florida holidays for many years, and appreciate those little things that make a holiday that little bit more special. We hope that the accommodation which Mickey's Tree House provides, goes some way to making your holiday special as well.

## VILLA POOL and LAKE AREA

Our swimming pool is a focal point of the villa. The screening is white, which does not darken the pool area, as sometime occurs with the brown and black screen structures. The main pool and spa are electrically heated. The cost of heating the pools must be born by the renter and is normally only required late October until mid/end March. There are Patio doors from the second rear bedroom and main lounge to the pool. There are steps into the main pool. For visitors with younger children or non-swimmers there is a removable safety fence system that can be easily installed by the guest around the pool perimeter. The pool has two fountain sprays on the raised wall. The pool is south facing so that even on cooler winter days the area is warm and sunny throughout the day. Sun loungers and sun chairs are provided around the pool. There is a conservation area behind the villa across a 15 foot grassed area so the pool area is not overlooked by neighbours at the rear. A feature that is shared by all the residents in this part of Eagle Pointe is the small lake that is part of the natural conservation area. The lake contains turtles and several species of fish. Fishing is permitted.

Whilst we do not wish to place unnecessary restrictions on our guests we do request that bathers dry themselves before entering the lounge and bedroom areas because the pool chlorine tends to bleach the carpets and furniture.



## EAGLE POINT PUBLIC RECREATIONAL AREA

Apart from the two lakes on Eagle Pointe there is what is termed a "tot lot". It is a small grassy area with swings, and park benches. Also on the Liberty Village side, the entrance has a decorative fountain and walking path.

# VILLA INTERIOR

It has been said that a picture is worth a thousand words so here are a few thousand to see.



## VILLA MANAGEMENT

Our Villa Management Company is “Stateside Management”, run by Ann and Charles Fowler. We have found them to be thoroughly professional, and they will also be more than willing to advise or assist you at any time during your stay. A contact phone telephone number is provided in the Villa.



### From the Villa to Other Resort Area's

On the way to the villa, you will probably have noted the signs for the resort areas. The routes are almost the opposite of your arrival.

For Disney, travel North up Poinciana, cross Hwy 192 at the lights then after about 0.75 miles turn left onto Osceola Parkway. Follow Osceola towards Disney World, paying a toll (75c) on the way. Osceola brings you directly into Disney World. Follow the signs to the attraction you require.

For Universal, International Drive Attractions and the Belz Outlet Malls you can either turn left onto Hwy 192 from Poinciana Blvd then proceed for about 5-6 miles and take the I-4 East towards Orlando or come off the Osceola Parkway at the I-4 exit (there is less traffic on Osceola Parkway than on the Hwy 192). For Belz Outlet take the Kirkman Road Exit (after the Sand Lake Road Exit), turn left at International Drive and proceed to the dead-end, passing the various Outlet Malls on the way. For Universal, follow signs on the I-4.

For the Premium Outlet Mall come off I-4 at the Buena Vista Drive Exit and cross over Buena Vista Drive at the traffic lights at the end of the exit ramp. Follow the road to the Mall on the right-hand side.

For the Florida Mall turn right on Hwy 192 (either at Poinciana Blvd or Wal\*Mart short cut described later) or get onto Osceola traveling away from Disney, travel until you reach John Young Parkway. Turn Left and follow John Young for about 5 miles until you reach Sand Lake Road. Turn right and travel 1 mile, cross Orange Blossom Trail and almost immediately turn right into the Florida Mall. You can also get to the Florida Mall from I-4 by taking the Sand Lake Road Exit or from 192 by taking the Orange Blossom Trail all the way, be warned, it is heavily congested most of the day!

For Wal\*Mart and Medieval Times you can get onto 192 from Poinciana Blvd but a quick and traffic-free route is through Eagle Pointe itself. Turn right out of villa driveway and bare left until you reach T-junction at Eaglet Ln. Turn Right and follow road around until T-junction at Cheyenne Pointe Trail turn right and follow until the cross-roads at Prairie Pointe Blvd and turn right, follow Prairie Pointe Blvd to T-Junction on Yowell Road, turn right and follow to T-Junction on N. Bass Road. Turn left and follow N. Bass Road. Just before you reach Hwy 192 turn left into Wal\*Mart car park. Cross the car park and exit to get to Medieval Times

## ORLANDO WEATHER

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Average Daily Temp. Max.	72	74	78	83	88	91	91	91	89	83	77	72
Average Hrs Sunshine	7	8	8	9	10	9	9	8	8	7	7	7
Monthly Rainfall (Ins)	2	2	3	3	3	6	9	7	8	5	1	2

## SAFETY and the Local Laws

We have tried to consider your safety and “peace of mind” during your Florida holiday but there are a few “do’s and don’ts” which we would like to inform you.

- Unbreakable “glasses” and plates are provided for use around the pool. NO glass drinking containers, crockery or bottles to be used in the pool area for obvious reasons.
- The external security lights are on a timer system and will come on automatically.
- There is a child safety fence that can be installed around the pool area. Please install this, if you need this added safety feature. Neither Villa Owner nor the Management Company are liable for pool related accidents.
- Smoking is NOT permitted inside the villa.
- Pets are NOT permitted
- Florida State law does NOT permit topless sunbathing.
- This villa is registered for a maximum of 10 overnight occupants. The authorities do police the law and have the powers of spot-check at ANY time for infringement. In the event of over occupancy you will be required to vacate the property. In this event there can be no refund of the rental payment.
- Please do NOT feed any wild animals, as they may become over tame and can cause a nuisance, damage or injury and may need to be destroyed.
- It is a Florida State Law that children under 4 years must be restrained in child seats.

## BOOKING DETAILS

The Florida holiday destination continues to expand, so booking early is strongly recommended. Owing to the success of recent years, we are able to maintain a very competitive price for 2007 and hopefully beyond, starting at \$735 per week including all State Taxes, and domestic utility (water & electricity) charges except the Sa and Main Pool heating, which if required (probably not needed May to September inclusive), is a further US\$140 per week including tax. The pool heating can be requested and paid for locally should you decide it is necessary after arrival.

To confirm a booking, the attached **Booking Form** must be completed and returned, together with a deposit of \$100. (US Checks made payable to Mr. & Mrs. G. Fowler). Alternatively an internet bank transfer to our US account could be easier. Bookings taken verbally or via e-mail will be held unconfirmed for 14 days only. If you decide to book, I recommend that you ring or e-mail us so that we can reserve your dates pending the arrival of your booking form. On receipt of your booking form with deposit, we will confirm this to you by e-mail or post, also giving confirmation of the receipt of your deposit.

If, after confirming a booking, unforeseen circumstances make it necessary for you to cancel your booking up to 7 days before the arrival date, the deposit will be refunded in full. If the booking is cancelled within the last 7 days a charge of one night’s stay (\$110-\$150) will be taken from your payment. In the unlikely event that you did not turn up for your booking your deposit and 1 nights stay will be taken from your payment.

The full payment, MUST be paid 4 weeks prior to occupancy. You are required to leave your credit card details with our Management Company in lieu of the \$300 cash security deposit. The credit card information form will be shredded after the departure cleaning and inspection provided everything is satisfactory. If you do break the odd cup, plate etc let us know so we can replace the item and you will **not** be charged for these minor accidents. By using the credit card information form you do not need to pay the \$300 cash damage security as your card will be debited for any damage incurred.

Mickey’s Tree House is intended for comfortable family accommodation, we therefore reserve the right to refuse bookings, which we consider incompatible. Interest for 2008 and 2009 is already very busy, therefore if you wish to make a reservation you should do so urgently. If we are unable to meet your required dates, we can, with your approval, attempt to find alternative similar properties through our Eagle Pointe Owners Forum, and other contacts. Florida in general is becoming more and more popular, and during peak seasons is fast approaching the situation where there is insufficient accommodation to meet demands.

Please reply to:  
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**Hungerford.**  
**RG17 7HX,**  
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## A Few More Tips

If this is your first trip to Florida, here are a few useful tips.

**The main holiday changeover day in Orlando is Saturday.** The temptation may well be to start at Disney World, but weekends are very busy with both the incoming Europeans, Americans, and locals in their weekend off. We have found Sea World a good first day venue.

If you are at an attraction early in the morning, it is recommended that you go deep in to the park and work your way out. Most people hit the first attraction they come to.

Plan your day in advance, and make good use of the Park Hopping tickets. If you start early, young children can soon become tired with all the activities and the heat. We have found that by going early our children, and now grand children, are tired by 2:00 pm, and fall asleep as soon as they get in to an air-conditioned car. Let them sleep, take them home for a swim, and go back to see the Fireworks, Laser light shows at no extra cost in the evening. Epcot fireworks and laser show is a must. It starts every night at 9:00 p.m. The Nightly, Fantasmic Laser and Fireworks, show at Disney MGM is another "must see". Beauty & the Beast and Lion King are also excellent.

Water parks, (Typhoon Lagoon, Blizzard Beach, Wet-'n-Wild, etc.), provide at no extra cost children's ski vests. These are excellent and allow your children to enjoy the majority of rides and slides in safety. Our children, when infant's, enjoyed all the family type slides, as well as the children's areas. It is advisable to wear a T-shirt when visiting the water parks. When you are in and out of water, you can easily get sun burnt without realising it. Believe it or not, you'll get a tan whether you like it or not, so no need to try too hard.

You will find that the concrete ground at the water parks gets so hot in the summer months that it is difficult to walk on with bare feet. Children especially need some sort of foot protection, which is also suitable for the water. Flip-flops, Neoprene booties or something similar are ideal.

People will tell you that eating out in America is cheap. Compared to the UK it can be, but doing it with a family of four every day soon becomes expensive. Somewhere like TGI Fridays costs about the same in dollars as we pay in pounds. Use the coupons, which abound everywhere, and look for the fixed price "eat as much as you can" offers. Eating in the Disney resorts is considerably more expensive than elsewhere.

Remember, irrespective of what you take, the children will still want their Mickey Mouse T-shirts, and these can be purchased cheaper in the shops than at the Disney resorts. You will wear very little but shorts and shirts, even in the evening, and you have the use of a washing machine and tumble drier, so you don't need to take a lot. A family of four should be able to get away with two medium size suitcases.

It is law in Florida that young children are restrained in a car in an approved car seat. You can rent these with your car for about \$84 for a 14 day holiday. If you travel to the Airport in your car, why not take your seats with you. Currently Airlines will check them in as part of your baggage allowance, and they are ready to go in Orlando. Remember that if your child is over 2 years and you are paying for them, they also get a 10-20kg baggage or 2 checked items (depending on airline, charter airlines work on weight, whilst regular schedule use the two items allowance, but there is a maximum weight limit of 50lbs per checked item.)

Buy from a reputable dealer. Look at prices of tickets before you go and plan your holiday. A family of 4 can easily spend \$1200 on tickets, and if you are not prepared for this it can be a shock. . It may be cheaper to buy your tickets on the internet well BEFORE going to Florida. This can help your budgeting process and may save on the Florida Tax which is charged on everything bought within the state. Some Disney World Tickets do not go out of date and unused days can be saved for your next visit.