

# Timothy Townhouse

**Region:** Orlando **Sleeps:** 8

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## Overview

Set on two floors, Timothy Townhouse offers a spacious holiday retreat, a great place to escape the busy Orlando parks and enjoy some downtime with your loved ones. As you open the front door and amble through the property, each room has been designed with modern décor, sleek furnishings and airy windows to make the most of the Florida sun. The main living space on the ground floor has monochrome styling, with a large black leather sofa, a stylish sleek kitchen with granite worktops and white bar stools. The simplified colour palette creates a continuity in the room that ties the open-plan spaces together, encouraging everyone to socialise and spend time together.

There is one bedroom on the ground floor, offering a comfy king-size bed and a modern en-suite bathroom. The rest of the rooms are located on the first floor, including two double rooms and a twin room, one with an en-suite and the remaining two sharing a family shower room. With a couple splashes of colour in the bedrooms, they offer a more welcoming and warmer feel, making it easy to turn in for the evening, falling asleep with ideas of what's to come the next day!

At the rear of the home is a private patio and a small plunge pool, perfect for a quick dip to cool off and has a child safety fence if needed. A simple, care-free holiday home, the Townhouse suits any family looking for a modest retreat to enjoy time together after the endless fun and excitement of Florida.

## Facilities

Wi-Fi/Internet • Great Value • Tennis Nearby • Cots (Cribs) • Private Pool  
• Air-Con • Golf Nearby • Townhouse/Apartment • Modern • Resort Villa  
• Pool Safety Feature • Heated Pool • Ideal for Kids • <1hr to Airport •





# Interior & Grounds

## The Villa

Timothy Townhouse has a south-facing terrace with private plunge pool and no rear neighbours. There are 4 bedrooms and 3 bathrooms, accommodating up to 8 guests.

### *Ground Floor*

- Fully equipped open kitchen
- Open-plan living and dining area
- Bedroom with king-size bed
- Shower room

### *First Floor*

- Bedroom with king-size bed and en-suite bathroom
- Bedroom with queen-size bed
- Bedroom with twin beds
- Family shower room

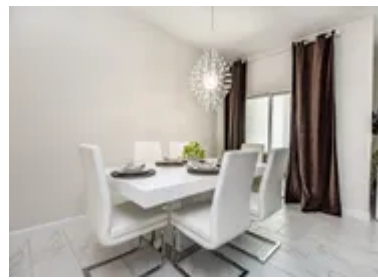
### *Exterior Grounds*

- Private plunge pool\*
- Terrace
- Shaded lanai
- Outdoor seating

### **Additional Facilities**

- Wi-Fi
- Television
- Pool safety fence
- Washing machine
- Dryer
- High chair and cot upon request

*\*Pool heating available at a supplement, see T&Cs*



# Location & Local Information

## Champions Gate

### Resort amenities

- Clubhouse
- Waterpark
- Communal pool with private cabanas and poolside bar
- Spa
- Fitness centre
- Tennis & basketball courts, volleyball
- Golf course, National (18 holes) & International (18 holes) courses, designed by Greg Norman

\*\*\*All amenities are free of charge, except the spa and golf course.

### Distances to Theme Parks

- 9.3 miles to Walt Disney World (13 minutes)
- 18.8 miles to Universal Studios (30 minutes)
- 14.8 miles to SeaWorld (23 minutes)
- 15 miles to Discovery Cove (22 minutes)
- 25.9 miles to Legoland (36 minutes)
- 17.9 miles Gatorland (24 minutes)
- 67.7 miles to Kennedy Space Center (1 hour)

(Parking charges may apply)

### Local Amenities

Nearest Airport	Orlando International Airport (30 miles)
Nearest Town/City	Orlando (28 miles)
Nearest Restaurant	Chili's Grill and Bar (3 miles)
Nearest Beach	Cocoa Beach (77 miles)
Nearest Golf	Champions Gate Golf Club (3 miles)



Nearest Tennis	Champions Gate (2 miles)
Nearest Supermarket	Publix (3 miles)

## What we love

- There is a child safety fence by the pool
- The open-plan living space is perfect for families and sociable groups of friends
- The private plunge pool is south facing and ideal to cool off on hot summer days!

## What you should know...

- Use of the Resort's spa and golf course is available with a supplement
- During the peak holiday season, there is a 6-night minimum stay
- Pool heating is recommended from November – April and is an additional cost

# Terms & Conditions

- **Security deposit:** \$90 damage waiver fee required, to be paid at time of booking
- **Arrival time:** 4 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Bed linen and bath towels are included in the rental price. Please bring your own pool towels
- **Pets welcome?:** Pets are not permitted
- **Other Ts and Cs:** High chair and cot available upon request. A supplement may apply.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Extra \$115 for stays less than 7 nights, to be paid at time of booking. However, 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.
- **Smoking Allowed?:** Smoking and vaping are not permitted
- **Minimum stay:** 4 nights during low and mid season <br> 5 nights during high season <br> 6 nights during holiday season
- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of \$182 per week, to be paid at time of booking. 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
- **Internet access?:** Yes, included in the rental price

You'll need prior authorisation to enter the United States, either through a visa, a Permanent Resident Card, or the Visa Waiver Programme. Most passport holders can get an Electronic System for Travel Authorisation (ESTA) through the Visa Waiver Programme, which allows travel to the US for up to 90 days. You should complete an online pre-registration form on the Electronic System for Travel Authorisation (ESTA) website (<https://esta.cbp.dhs.gov/esta/>), before you travel.