

# Villa Sunshine Key

**Region:** Anna Maria Island   **Sleeps:** 6

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## Overview

Villa Sunshine Key is a delightful custom home nestled in a serene residential enclave at the heart of Holmes Beach. This spacious retreat boasts three bedrooms and two bathrooms, offering a perfect sanctuary for your Anna Maria Island getaway.

Step inside and discover a haven designed for relaxation and comfort. The interiors are tastefully appointed with a blend of modern elegance and homely charm. The main living area greets you with its expansive open-plan layout, adorned with beautiful wood tile floors that lend warmth to the space. Sink into plush sofas in the living room, where a 65' HDTV awaits for cosy movie nights with your loved ones.

The gourmet kitchen is a chef's dream, equipped with state-of-the-art appliances and ample counter space, ideal for preparing delicious meals or snacks to enjoy at the adjacent dining area. Whether you're cooking up a storm or simply brewing a morning coffee, this kitchen caters to your every need.

Venture outside into the tropical haven of Villa Sunshine Key's outdoor space. A resort-style infinity pool beckons, complete with a separate spa where you can unwind with a soothing soak. The pool is heated year-round, ensuring enjoyment regardless of the season. Lounge on the sun-dappled patio, perhaps catching a movie on the outdoor 4K TV, or challenge your companions to a friendly game on the putting green nearby.

The villa's location is perfect for those seeking both tranquillity and convenience. Just a short seven-minute stroll brings you to the renowned white sands of the Gulf of Mexico, inviting you to spend blissful days by the sea.

Villa Sunshine Key accommodates up to six guests across its three luxurious bedrooms. Each room is a haven of comfort, featuring plush linens, HD flat-screen TVs with Netflix, and spacious walk-in closets. Whether you are looking for a restful night's sleep or a quiet moment to yourself, each bedroom offers a peaceful retreat.

## Facilities

Walk to Beach • Romantic • Watersports • Tennis Nearby • Indoor Games • Cots (Cribs) • Table Tennis • Laptop Friendly Workspace • Villa • Air-Con • Golf Nearby • Wi-Fi/Internet • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Village • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Smart TV • Table Football • High Chair(s) • Parking Space •





# Interior & Grounds

## The Villa

### *Ground Floor*

- Garage
- Elevator (providing access to all floors)

### *First Floor*

- Gourmet Kitchen
- Open-Plan Living Room
- Dining Area
- Laundry Room
- Half Bathroom
- Access to Outdoor Patio with Pool and Spa
- Master Bedroom (with en-suite luxury bathroom)

### *Second Floor*

- Bedroom with two full beds
- Bedroom with two twin beds
- Full Bathroom

### *Exterior*

- Patio
- Private Heated Pool
- Private Hot Tub / Spa
- Gas Grill
- Putting Green
- Outdoor Shower

### **Additional Facilities**

- Wi-Fi
- Pool Towels
- Premium Bed Linens
- Premium Towels
- Fire Safety Equipment
- Golf Cart Included



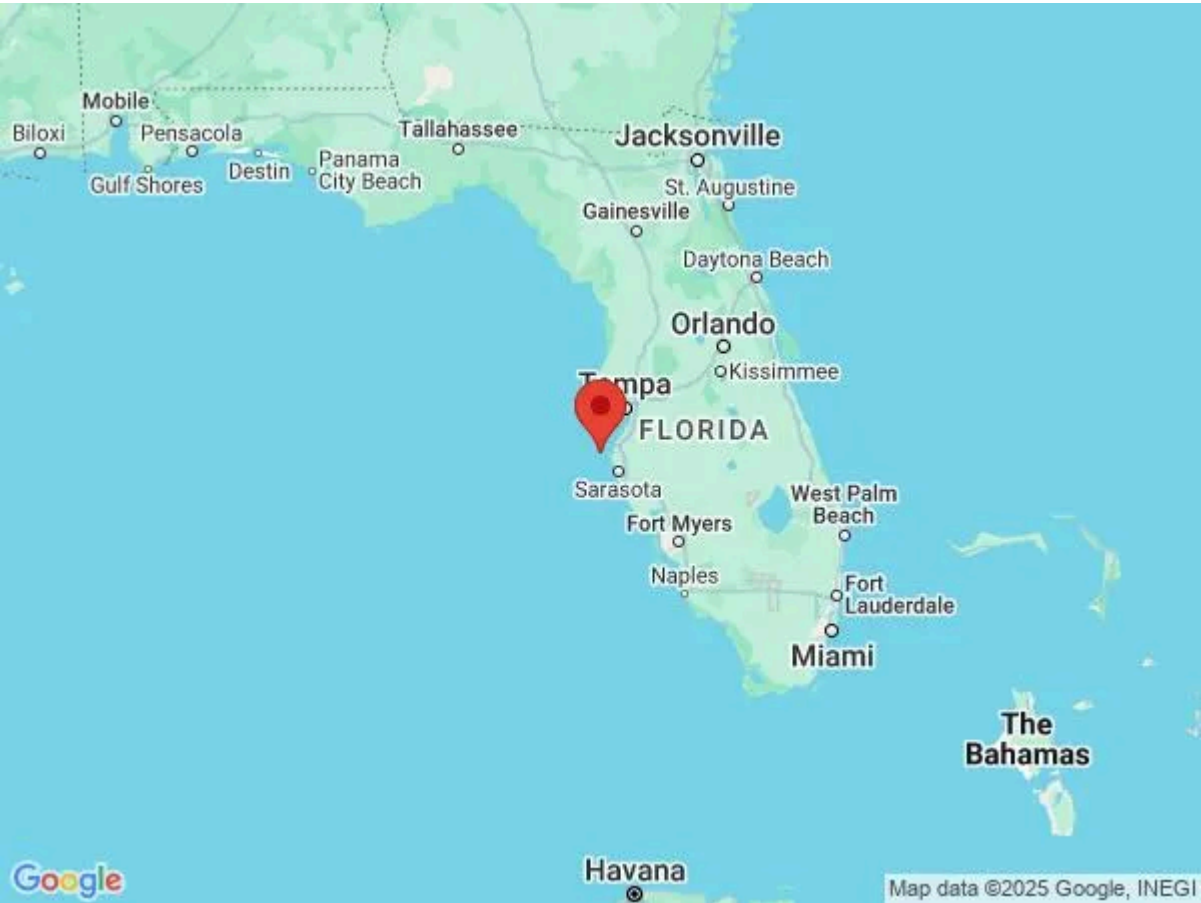
# Location & Local Information

Villa Sunshine Key is ideally situated in the heart of Holmes Beach, making it a coveted destination for a relaxing holiday on Anna Maria Island. This tranquil residential area offers a perfect blend of seclusion and convenience, just a short seven-minute walk from the world-renowned white sandy beaches of the Gulf of Mexico. Guests can easily access the pristine shores for sunbathing, swimming, and enjoying breathtaking sunsets.

Holmes Beach itself is a charming community with a laid-back atmosphere, dotted with local shops, boutiques, and eateries where visitors can experience authentic island life. The location ensures privacy and serenity while still being close to key attractions and amenities. Whether you are seeking a quiet retreat or an adventure-filled holiday, Villa Sunshine Key's location provides an ideal starting point for exploring the island's natural beauty and attractions, ensuring a memorable vacation experience for all guests.

## Local Amenities

|                       |                                       |
|-----------------------|---------------------------------------|
| Nearest Airport       | Sarasota/Bradenton Airport<br>(29 km) |
| Nearest Airport 2     | Tampa Airport<br>(86 km)              |
| Nearest Town/City     | Longboat Key<br>(14 km)               |
| Nearest Restaurant    | Beach Bistro<br>(900 m)               |
| Nearest Bar/Pub       | Duffys Tavern Bar & Grill<br>(1 km)   |
| Nearest Beach         | Holmes Beach<br>(900 m)               |
| Nearest National Park | Myakka River State Park<br>(66 km)    |
| Nearest Supermarket   | Publix<br>(3 km)                      |



|                |  |
|----------------|--|
| Nearest Golf   | <b>Bradenton Country Club<br/>(14 km)</b>  |
| Nearest Tennis | <b>Bradenton Tennis Center<br/>(20 km)</b> |

## What we love

- Enjoy resort-style living with an infinity pool, heated spa, and outdoor 4K TV
- Gourmet kitchen and open-plan living perfect for family gatherings
- Short walk to Gulf of Mexico beaches, shops, and dining—everything for a perfect island getaway!

## What you should know...

- Please be a good neighbour by keeping the noise to a respectful level during the day and night
- For use of the golf carts, all drivers must be over the age of 21 and driver's must provide valid US Driver's License and US Vehicle Insurance
- Kids must be supervised around the pool area at all times for safety reasons

# Terms & Conditions

- **Security deposit:** A non-refundable \$80 damage waiver charged to the client by Oliver's Travels. 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 \$2000. Above \$2000, claims will be made to recoup the extra charges incurred to repair any damage.

- **Arrival time:** 4 pm.

- **Departure time:** 10 am.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Changeover day:** Saturday.

- **End of stay cleaning available?:** No. \$250, payable to Oliver's Travels with the balance. This is for a standard changeover clean. Guests should be respectful of the property and leave the accommodation in a clean and tidy condition. Any extra cleaning, laundry, maintenance and/or rubbish disposal required may be charged against the security deposit.

- **Smoking Allowed?:** Smoking and Vaping are not permitted.

- **Minimum stay:** 7 nights. All other durations upon request.

- **Heating costs included?:** Not available.

- **Pool heating charge?:** For those who require pool heating, this is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** State tax and Tourist Tax is included in rental price.

- **Internet access?:** Yes, included in the rental price.

- **Pool towels included?:** Yes, included in the rental price.