

# Villa Grouper

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

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## Overview

Nestled in the heart of Holmes Beach on Anna Maria Island, Villa Grouper is your ideal retreat for a memorable holiday. As you pull into the driveway and park in the one-car garage, you will instantly feel the stresses of everyday life begin to melt away. With the free AMI trolley just a short stroll away, exploring the island's charm is effortlessly convenient.

Stepping through the front door, you are greeted by a bright and airy open-plan living space. High ceilings and an inviting atmosphere make it easy to unwind. The well-appointed kitchen, equipped with all the essentials, beckons you to prepare anything from a quick family snack to an intimate dinner for two. Enjoy your meals in the elegant dining area or, for a more relaxed experience, on the spacious balcony, where you can dine al fresco as you soak in the island breeze.

The living room is a perfect spot to kick back after a day of adventures. Sink into the comfortable furnishings and catch up on your favourite TV shows on the flat-screen smart TV, or simply enjoy the company of your loved ones in this welcoming space.

Step outside, and you will find your own private oasis. The enclosed yard features a heated pool, ideal for a refreshing dip or lounging under the Florida sun. It is the perfect place to enjoy a book, take a leisurely swim, or just relax and let your worries drift away.

As evening approaches, make your way to the furnished balcony to witness the stunning Florida sunsets. The view over the Gulf of Mexico is a daily spectacle of vibrant colours and tranquil waters, providing a picturesque end to each day.



Villa Grouper's location means you are also just a quick walk from the pristine white sandy beaches that make Anna Maria Island famous. Plus, you are close to a range of dining options, shops, and family-friendly activities, ensuring that everything you need is within easy reach.

Whether you are lounging by the pool, exploring the island, or simply enjoying the sunsets, Villa Grouper promises a relaxing and unforgettable escape. Once you have experienced its charm, you will find yourself eager to return time and time again.

## Facilities

Air-Con • Golf Villa • Washing Machine • Villa • Coffee Machine • Hairdryer • Boat Trips • Paragliding • Sailing • Cycling • Tennis Nearby • Watersports • Romantic • Wi-Fi/Internet • Walk to Beach • TV • Walk to Village • Beach Nearby • Laptop Friendly Workspace • Private Pool • Cots (Cribs) • Heated Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Smart TV • Ceiling Fans • High Chair(s) • Parking Space • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Living Room: A spacious area with comfortable seating and a flat-screen smart TV
- Dining Room: Adjacent to the kitchen, perfect for family meals
- Kitchen: Fully equipped with modern appliances and ample counter space
- Half Bath: Conveniently located for guests and easy access from common areas

### First Floor

- Master Bedroom: Features a comfortable bed, en-suite bathroom, and access to the balcony
- Bedroom 2: Suitable for children or additional guests
- Bedroom 3: Another well-appointed room for family or friends
- Shared Full Bathroom: Serves Bedrooms 2 and 3 with modern fixtures and a bathtub/shower combo

### Exterior

- Private Heated Pool Area: Enclosed backyard with pool and lounging space
- Furnished Balcony: Ideal for relaxing and enjoying sunset views
- Barbecue

### Additional Facilities

- Wi-Fi
- Smart TV
- Pool Towels
- Premium Bed Linens
- Premium Towels
- Washer / Dryer
- Hair Dryer
- Fire Safety Equipment



# Location & Local Information

Villa Grouper is ideally situated in the desirable Holmes Beach area on Anna Maria Island, a renowned destination on Florida's Gulf Coast. Known for its picturesque white sandy beaches and crystal-clear waters, Anna Maria Island offers a quintessential beach holiday experience. The villa is conveniently located just a short stroll from the shore, allowing easy access to the island's beautiful coastline and stunning Gulf of Mexico views.

Holmes Beach is a family-friendly area, providing a relaxed atmosphere with various dining options, charming boutiques, and recreational activities. The free AMI trolley service, which is within walking distance of the villa, offers a convenient way to explore the island's attractions without the need for a car.

Visitors can enjoy a range of activities from sunbathing on the pristine beaches to engaging in water sports. Nearby, you will find a selection of restaurants offering everything from fresh seafood to international cuisine, as well as local shops and markets. Villa Grouper's prime location ensures that guests can easily immerse themselves in the island's vibrant and laid-back lifestyle.

## Local Amenities

Nearest Airport	Sarasota/Bradenton Airport (28 km)
Nearest Airport 2	Tampa Airport (86 km)
Nearest Town/City	Longboat Key (14 km)
Nearest Restaurant	Beach Bistro (500 m)
Nearest Bar/Pub	Duffy's Tavern, Bar, & Grill (500 m)
Nearest Beach	Holmes Beach (400 m)



Nearest National Park	<b>Myakka River State Park (65 km)</b>
Nearest Supermarket	<b>Publix (3 km)</b>
Nearest Golf	<b>Bradenton Country Club (13 km)</b>
Nearest Tennis	<b>Bradenton Tennis Center (19 km)</b>

## What we love

- Boasting a private heated pool, you can enjoy a refreshing dip or lounge in your own enclosed backyard oasis
- The villa is located just a short walk to pristine sands and the beautiful Gulf of Mexico
- The spacious balcony is the perfect spot for evening sunsets and al fresco dining with spectacular views

## What you should know...

- A range of supplemental services including pre-stock grocery shopping and babysitting are available for an additional fee
- Please be a good neighbour by keeping the noise to a respectful level during the day and night
- Parking at the property is limited to three vehicles

# 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. \$285, 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.