# Villa Gallinule

**Region:** Orlando **Sleeps:** 10

## Overview

Villa Gallinule is a delightful retreat nestled in the heart of Windsor Island Resort, just a short stroll from the clubhouse and its array of amenities. As you approach this charming home, you will immediately appreciate its inviting presence, surrounded by lush greenery and the tranquillity of a gated community.

Step inside, and you are greeted by a bright and airy interior that effortlessly blends comfort and style. The ground floor offers a welcoming space where you can unwind after a day of exploring Central Florida. The fully equipped kitchen is a delight, featuring modern appliances and plenty of counter space for preparing family meals. Gather around the dining table, which seats six, or pull up a stool at the kitchen island for a casual bite. The open-plan design ensures that everyone can stay connected, whether you're cooking up a feast or simply relaxing.

Adjacent to the kitchen, you will find Bedroom 1, thoughtfully furnished with a cosy queen bed and an attached bathroom. A 50-inch Smart TV provides a perfect spot for a quiet night in. Heading up to the first floor, you will discover four more inviting bedrooms. The master suite, Bedroom 2, boasts a king-size bed and an en-suite bathroom, alongside a 50-inch Smart TV for your entertainment. Bedroom 3 offers a queen bed with an en-suite bathroom and a 40-inch Smart TV. Bedrooms 4 and 5 are ideal for the kids or additional guests, each featuring two twin beds and a queen bed respectively, along with their own attached bathrooms and 40-inch Smart TVs.

Step outside to experience your own private haven. The screened-in lanai and private pool offer a peaceful retreat where you can enjoy a swim or relax on the sun-loungers. With the pool facing north, you can enjoy pleasant temperatures and a lovely view of the surrounding area.









Villa Gallinule is more than just a vacation home; it is a place where you and your family can create lasting memories. With Windsor Island Resort's clubhouse just a stroll away, and Disney World only a short drive from your doorstep, you will have easy access to all the magic and excitement Central Florida has to offer.

## Facilities

Golf Nearby • Air-Con • Villa • Private Pool • Go-Karting • Cycling • Tennis Nearby • Ideal for Kids • <1hr to Airport • Walking/Hiking Paths • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Heated Pool • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • High Chair(s)

# Interior & Grounds

## The Villa

*Ground Floor*
- Bedroom 1: One Queen Bed / Attached Bathroom / 50-inch Smart TV
- Fully Equipped Kitchen: Includes dining table for 6 and additional seating at the
kitchen island for 4
- Living room with sofa that folds flat to a twin-size sleeper

*First Floor*
- Bedroom 2: One King Bed / Attached Bathroom / 50-inch Smart TV
- Bedroom 3: One Queen Bed / Attached Bathroom / 40-inch Smart TV
- Bedroom 4: Two Twin Beds / Attached Bathroom / 40-inch Smart TV
- Bedroom 5: One Queen Bed / Attached Bathroom / 40-inch Smart TV
- Loft with sitting area and TV

*Exterior*
- Private Pool with Screened in Lanai, facing North

**Additional Facilities**
- Wi-Fi
- Toiletries
- Fresh sheets and towels
- Hair Dryer
- Microwave
- Coffee machine
- Dishwasher
- Toaster
- Barbecue (Please see T&C's)









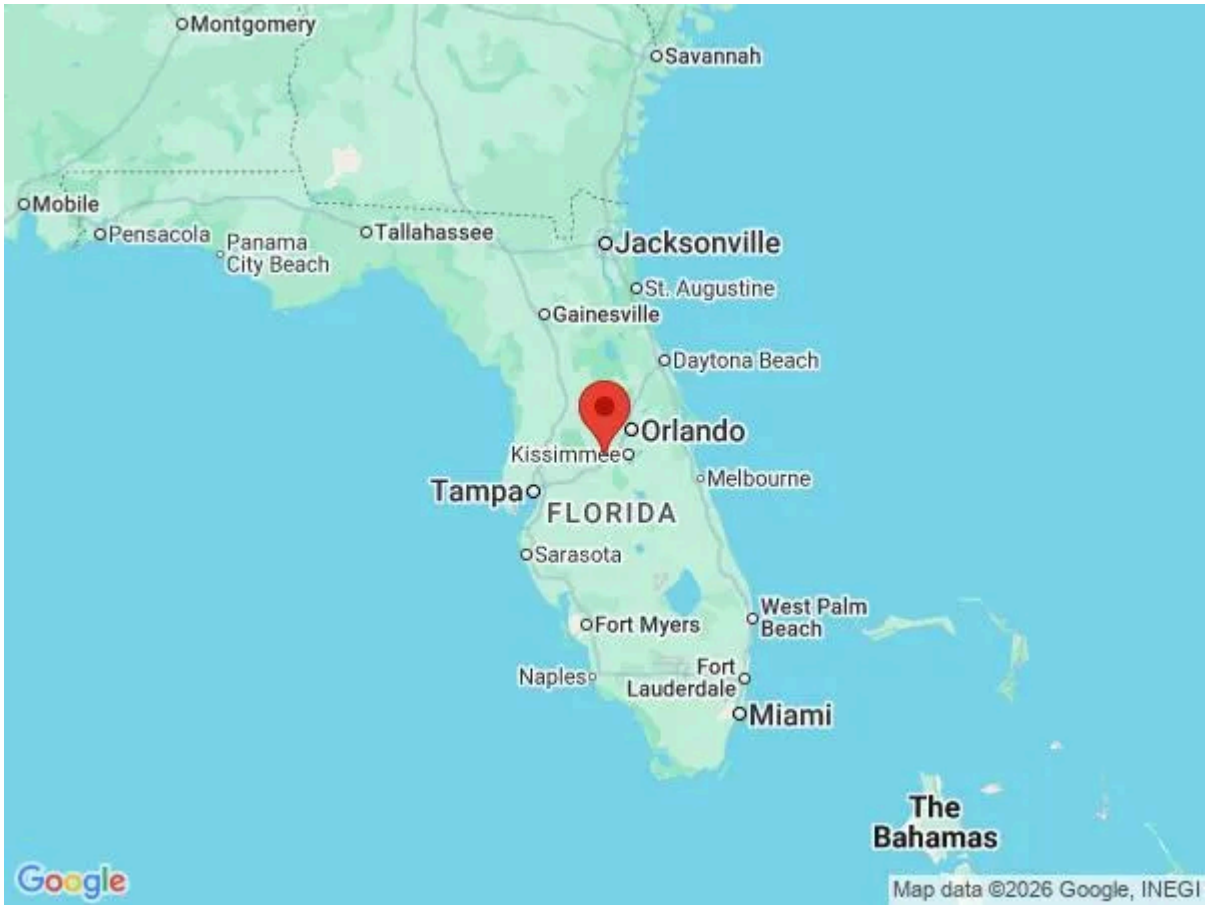
# Location & Local Information

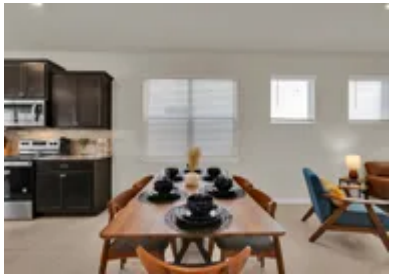
Villa Gallinule is ideally situated in the Windsor Island Resort, a gated community in Central Florida renowned for its convenience and amenities. Located just nine miles from Disney World, this holiday home offers quick and easy access to the theme parks, making it an excellent base for families looking to immerse themselves in the magic of Orlando. The resort itself features a variety of leisure options, including a clubhouse with a range of activities and facilities.

The villa's location also provides a serene environment away from the hustle and bustle of the main tourist areas, offering a peaceful retreat after a day of adventure. The nearby Windsor Island Clubhouse, a mere ten-minute walk away, offers additional recreational amenities, enhancing your stay with opportunities for relaxation and fun. The central location ensures that you are well-positioned to explore not only the world-famous attractions of Orlando but also the beautiful natural landscapes and vibrant local culture of Central Florida.

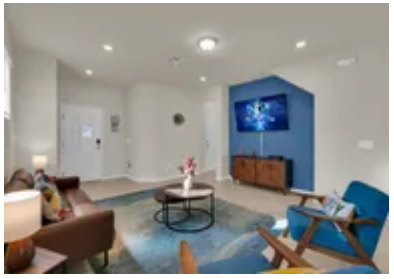
## Local Amenities

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| Nearest Airport | **Orlando Airport (52 km)** |
| Nearest Train Station | **Orlando Amtrak Station (44 km)** |
| Nearest Town/City | **Kissimmee (32 km)** |
| Nearest Restaurant | **Blue Marlin Grill (1 km)** |
| Nearest Bar/Pub | **Paddywagon Irish Pub (2 km)** |
| Nearest Amusement Park | **Walt Disney World (15 km)** |
| Nearest National Park | **Lake Louisa State Park (19 km)** |
| Nearest Supermarket | **Publix (2 km)** |







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| Nearest Golf | **Highlands Reserve Golf Club (3 km)** |
| Nearest Tennis | **Windsor Island Tennis Court (1 km)** |

# What we love

- Enjoy a refreshing swim in your private, screened-in pool, perfect for cooling off after a day at the parks
- Just a short stroll to the Windsor Island Clubhouse, offering extra fun and amenities for the whole family
- Conveniently located within proximity to Disney World, making it super easy to dive into the magic of the parks

# What you should know...

- All guests have to be on the registration form, or they will not be allowed in the resort
- All guests over the age of 18, must provide identification (license, passport, school id, etc)
- Blocking the path or parking on the street will result in a fine from the resort

# Terms & Conditions

- **Security deposit:** A non-refundable $75 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 $1500. Above $1500, claims will be made to recoup the extra charges incurred to repair any damage. Any damage should be immediately reported to the property.

- **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.

- **Other Ts and Cs:** Should they be required, the below add-ons are available for an additional cost, subject to availability. <br> <br> XL BBQ- $107.82 per week ($15.89 each additional day)<br> Pac N Play Crib- $62.42 per week ($9.08 each additional day)<br> Full Size Crib (will be set up in master bedroom)- $85.12 per week (11.35 each additional day)<br> Propane Tank- $56.75 per week ($7.94 each additional day)<br> Bed Rails- $39.55 per week ($5.67 each additional day)<br> High Chair- $60.15 per week ($7.94 each additional day) There is a barbecue for complimentary guest use, however, this must be cleaned upon departure. A $56 charge will be implemented by the resort if the barbecue is left dirty.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra $239.68, payable to Oliver's Travels with the balance payment. 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:** Between 3-5 days dependent on season.

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

- **Pool heating charge?:** For those who require pool heating, this is available for an additional cost of $33.60 per day payable to Oliver's Travels with the balance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Yes, included in the rental price.

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

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