

Overview

This Really Is The Classiest Of Them All - Trip Advisor Award Winner 2011 - 2012 - 2013.
Exceptionally Luxurious 7 Bed, 6 Baths, Sleeps 22 South Facing, Lake View, Formosa Gardens Villa.

Click on the icon below to SEE OUR VIRTUAL TOUR

Details

LocationFormosa Gardens, Kissimmee, Orlando
Property typeVilla
Property number531
Bedrooms7
Bathrooms6
Sleeps22

At a glance

- Wheelchair Friendly
- Wheelchair Friendly

Facilities



Owner's details

Owner's nameAlan Godfrey
Phone number+44 7747 785694
Member Since14/09/2008

Distances from major attractions

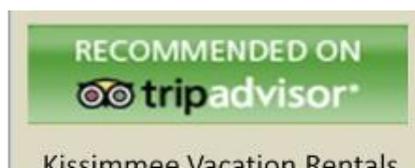
Walt Disney World - The Magic Kingdom	4 miles
Seaworld, Orlando	12 miles
Universal Studios, Orlando	17 miles
Orlando International Airport. (MCO)	25 miles
Legoland Florida	31 miles
Sanford International Airport. (SFB)	50 miles
Busch Gardens, Tampa	67 miles
Kennedy Space Center	75 miles

Rates

Rates are quoted in **GBP**

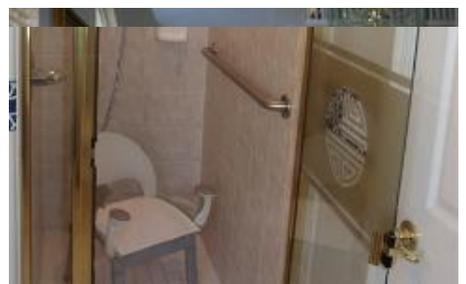
Label (e.g. High Season)	Start Date	End Date	Price Per Night	Price Per Week	Price Per Month
Low Season	■	■	£245.00	■	■
Mid Season	■	■	£265.00	■	■
High Season	■	■	£275.00	■	■
Holiday Season	■	■	£295.00	■	■

Photos





Kissimmee vacation Rentals
The "Water's Edge" The Classiest Of Them All





Reviews

Absolute Paradise (review added by Property Owner)

"Pam H. said...
Mar 27, 2015

When my brother and I decided we wanted to take our kids and grandkids on a family vacation to Florida and Disneyworld, we started searching on the Internet for a house to rent that would accommodate all 17 of us. The house that we found of Alan's in Formosa Gardens Estate fit the bill perfectly. We couldn't have been more pleased. The home was well-kept and clean. When we arrived, the hot tub and pool heater were not working, and the Property Management company was called and responded immediately. We even managed to catch a fish in the stocked pond! We would definitely rent this house again, and highly recommend it to anyone looking for a large rental home in a great location, close to everything. Thanks, Alan - it was AMAZING!
Recommended for: Girls Getaway, Families with Teenagers, Families with Young Children, Romantic Getaway

"Pam H

Excellent house for reunion and wheelchair friendly! (review added by Property Owner)

"Margie M. said...
Apr 13, 2014
Date of Stay
March 16, 2014
Helpful votes:0/0.

This is a wonderful house for a family reunion, even with my 88 year old mother in a wheelchair! One of the master bathrooms has hand rails to help at the toilet and in the shower. The room has wide doors to easily allow wheelchair entry. The owner has a ramp to the front door and a ramp to the backyard pool area. The house has many great amenities that kept a group of 16 fully entertained: the pool, spa, games room, large great room with a lot of seating for conversations, and BBQ. It is conveniently located just south of Disney World and has a near-by market and pizza place. The management company quickly responded to minor problems with the house, once they were there within 30 minutes! We truly enjoyed our stay at the house.

Recommended for: Age 55+, Families with Teenagers, Families with Young Children, People with Disabilities"

Margie M

FANTASTIC! (review added by Property Owner)

"diana c. said...
Sep 8, 2014

-We had our family reunion here over the Labor Day Weekend to celebrate my parents' 60th wedding anniversary! This home was perfect for all of us and it had everything you could possibly need! The home is spacious enough that when we retired to our bedrooms, it felt like we were alone. The kids loved the game room which has a billiard table and an air-hockey table. The pool is absolutely amazing, changes colors at night and was big enough for volleyball! The hot-tub easily seats 10 and creates a really cool waterfall into the pool! One day, we actually spent the entire day in the pool enclosure bbq-ing, playing games and just chillin! As my father is in a wheelchair, the accessibility made it a breeze to accommodate him in all areas of the house on the first floor. We are a family of cooks so we utilized every inch of the kitchen which was fully equipped with every utensil one would possibly need. If you are more apt to eat out, there is a major road with all the chain restaurants, grocery stores, gas stations, etc. just a mile away. Though all of that is at your disposal, the secure gated community the home is situated in, is quiet and safe. A big plus too is the quick access to major highways which will take you to any of Orlando's attractions in minutes. The lake that the house sits on is beautiful and my nephew pulled 2 BIG large-mouth bass out of it within minutes of fishing! I HIGHLY recommend this home to every and any large group that is looking for a clean and fun-filled stay!"

"Perfect Comfort"

"The Water's Edge was exactly what we expected and more. Owners alan and Joye have a lovely home and were very easy to work with. Alan went so far as speaking with us on the phone to answer any questions and ease any concerns we had about renting a home. We were a group of 16 and we could not have been more comfortable, or have had a better location. In the event of a return trip to the area, it would not be without another stay in this home. Absolutely beautiful!

"

Guest Review from guzgang1 - Aug 9, 2010

"Best part of Disney was coming back to the house each night!"

"We had 13 of us staying, all family with middle to teenage children. The house was perfect for location, space, size layout. Alan was excellent to book with and every need was taken care of. I don't think we could have survived Disney without this wonderful sanctuary to return to each evening! Most definately would recommend it for anyone who wants a beautiful home to stay in that is close to everything, with absolutely no hassles or issues from booking to getting damage deposit back. We feel fortunate to have had such successful experience. Thanks so much alan and Joye

"

Guest Review from halina - Dec 4, 2010

"Perfection"

"Could not have asked for a better house to spend a week in Florida!!! We had such a good time and we had enough room to spread out and enjoy!!! The House was the highlight for me!!! Pool rocks!!!

"

Guest Review from kasi - Feb 22, 2011

Latest Reviews

"Melissa Cowherd

Email from Melissa..... 28/12/2009

Dear Alan,

We had so much fun! Your house is just amazing for a large group. We all slept well, and the older "kids" had tons of fun in the pool and with the pool table. Visited about every theme park in the Orlando area, found the outlet mall, and found the aquatic YMCA for my husband who swims laps. Best news was my # 3 kid found out he was admitted into the UNC School of Medicine WHILE we were all at the MAGIC kingdom! We will never forget this vacation! Toasted in your living room that night! Thank you for making it happen for all of us!
Happy Holidays to you and your family!
Melissa

Guest Review from - Dec 27, 2009

"Everything and more!"

Our vacation stay at The Water's Edge during the holidays was wonderful! The most important thing to report is booking with Alan was easy because he is honest, professional and efficient, entry to the house a breeze, and the furnishings so nice that it made accommodation worries non existent. The house easily held the 11 members of two families and friends, aged 18 to 55. After enjoying theme parks, outlet malls, and other Orlando offerings, we came home to talk over our day around the hot tub and heated pool and played a little pool. Our older kids never felt the need to go clubbing with this house! It is located right at Disney, groceries, drug stores and restaurants. After our stay, we will never go back to hotels and will book again for an Orlando vacation! Thanks Alan and Joye!

Joe Gaska

Guest Review from - Nov 24, 2009

"A++++ Beautiful/Clean/Professional/Great

Location : Look No Further"

The house is clean, quiet, spacious, and a fantastic location central to beautiful golf courses and parks. This will actually be our 5th year staying in this house and we could not recommend it more. The owners and management company for this house deliver simply the highest professional experience you will receive. The gated community, quiet setting, beautiful/clean house simply deliver a peaceful solitude to enjoy your vacation with zero worries. Do not hesitate to email me directly if you want a personal recommendation or questions. I live in Boston, Ma. we rent this house each year. JoeGaska@Gmail.com Again, Thank You Alan the service and house are excellent and we do appreciate it. See you next year!

Jerry Ebner

Guest Review from - Dec 3, 2009

"Great Home, Convenient to Disney World"

My family of 17 (8 adults and 9 kids) spent a delightful week at "The Water's Edge" over Thanksgiving week of 2007. Arrangements went very smoothly thanks to the Godfreys. Everything in the house was in tip top shape and as described. We loved the place - more importantly the children loved it. Close to DW, game room, well maintained swimming pool, secure neighborhood, great place for a large family. Would definitely rent again!

Deb Wilding

Guest Review from - Nov 13, 2009

"A truly lovely executive villa."

This executive villa was truly magnificent. It was very close to Walt Disney World and not too far from restaurants and shops along the highway 192, which was handy for us because we didn't hire a car. There were 12 members of our family staying at this luxurious 7 bedroom, 6 bathroom villa and there is ample room if your group is larger than ours. The pool and spa were a big hit all round, as was the games room. There was lots of space to sit down and do our own thing without getting in the way of other family members. There is everything you could possibly want in this villa, from hairdryer's to highchairs, from books to dvd's. We didn't spend every day at Walt Disney World we had rest days and it was so nice to chill out and enjoy the luxury of this beautiful villa. It was handy having the washer, dryer and iron so we didn't have to pack many clothes. There were even beach towels there. In fact Alan and Joye Godfrey have thought of everything. I would definately recommend this villa. It would be lovely to return there on a future holiday.

Horace Spooner

Guest Review from - Dec 29, 2009

"Excellent Villa"

I sometimes take the trip advisor reviews with a pinch of salt but for once I can honestly say hand on heart The Waters Edge Villa is amazing. The interior decor is of a very high standard indeed. This villa is situated just off the 192 and for anyone who knows anything about Florida in particular Orlando theme parks etc you will know this is the perfect location. Its is so close to the disney theme parks you could actualy pop home for lunch (if you wanted to) and return back to the

parks after all it is only a 7 to 10 minute drive. There is every facility you could want right on your door step a 2 minute drive will take you to the Formosa gardens shopping complex where there are a good few places to eat. Just a little further along Formosa gardens Blvd and you will come to the 192 as mentioned before, again there are so many places you could choose to eat at you will be spoilt for choice. Now back to the Waters Edge Villa this is by far the best villa I have ever stayed in and believe me Florida is my second home with so many villa stays I have lost count, as my title suggests this villa is EXCELLENT! perfect south facing swimming pool, high quality furnishings, a fantastic games room to keep the kids happy (When the adults have finishd playing) ha ha. If you would like to stay in a villa and hope that what you pay for is what you are promised then this without question is it. You will not be let down if anything it will be above and beyond your expectations.

Guest Review from - Nov 20, 2009

"Great Company Trip"

Our compay took 7 employees to a national industry show. We usually stay in hotel rooms or maybe share suites at best. This year we looked into houses. We loved our stay in the house in Kissimmee, FL. The draw back was the temperature - 21 degrees was the low. We still used the hot tub every night and the temperature did get back up into the 70's by the last day of our trip and we did use the pool before leaving. We had a terrific time and will probably be back in 2011.

Response

Hi There

Thank you, we have found the problem with the pool heat, and have renewed the gas heater.....so next year you will be as warm as toast.
Alan

"

Latests Guests

Enville Golf Club

"Dear Alan,

Just a short note to say many thanks for our stay in your magnificent home. All our team had a great time and we were all most grateful for your kind help and advice. Also many thanks to Dave from Florida Dreams for his assistance.

Once again, Many thanks,

Sean Power

P.G.A. Professional

Enville Golf Club

Stourbridge

W.Midlands

"

Sean Power

Went the extra mile

"Our family has made numerous visits to Orlando, and generally we rent homes in Formosa Gardens. Of all the homes we have stayed in, yours is the best by far. I was also quite impressed by your management company; those folks went the extra mile to have everything ready for us. They are still trying to remedy the DirecTV problem, and hope to have it resolved tomorrow. However, with all of the other TVs in the house, it's hard to feel deprived. Besides, we were still able to enjoy a dvd movie in the main lounge. How thoughtful of you to provide a selection of both movies and music CDs. My teens were also thrilled that you not only have an xbox in the games room but also a selection of games for it. That is rare. Everything in the house is first rate. The beds are comfortable and the unique fans provide a perfect breeze. Unlike some properties that have too many rooms squeezed into too few square feet, this house is spacious and well designed. The multiple en suite bathrooms provide plenty of privacy for all. The pool area is beautifully landscaped and well furnished. The twin fans in the roofed lanai are a bonus on hot afternoons. Guests who visit in the winter will find the pool heat to be more than adequate. Watching the birds glide over the lake and fish for their supper has been a treat. I could happily spend several weeks just enjoying the pool and lanai, and forget all about the rest of Orlando. The only negative in our entire experience happened when I checked your availability calendar and found that a lot of people have already booked well into next year; few weeks remain open. I'd guess that many folks are repeat visitors. As soon as I can verify our scheduled breaks for 2005, we will start checking other dates. I hope we will be able to plan a return to Water's Edge soon."

carol Shelby

everything was wonderful

"Hi Alan, Just wanted to drop you a line to let you know how much we enjoyed your home on our recent trip to Orlando. Everything was wonderful and the kids loved swimming every day and night in your beautiful pool. There was plenty of room for all 14 of us and still space to spare. As I told you when we rented from you.....we have stayed in that area on numerous occasions, but never in a home as lovely as yours. It has everything you could ever need or want on vacation. We can't wait to return (hopefully in the near future). I am sure that your management company found the condition of the home acceptable after we left. Thank you again for sharing your wonderful home. Kind regards, Marianne LaMonica

"

Marianne LaMonica

Wonderful masage chairs

"Hi Alan, I just wanted to say "thank you" and to tell you that my family really enjoyed your beautiful home last week. Your home is so special and offers a little something extra for everyone. The men enjoyed the game room, the women enjoyed the massage chairs, and the young adults enjoyed having DSL internet access. When the pool was repaired on Thursday, we all enjoyed it especially my 8 year old granddaughter. Thanks for everything. Dreama

"

Dreama Gray

Kids out of pool

"Alan, I wanted to tell you how much we enjoyed staying at your house. I didn't think we would ever get the kids out of the pool to go to any of the parks. On Wed night we set the trash out for pickup but for whatever reason they did not pick it up on Thur. We had both bins full by the time we left on Sat. I felt bad but didn't know what else to do. We did have one issue with the spa heat not working and called the management company who were very helpful and gave us the pool maintenance co to call. My husband finally found that the spa heat was turned off and fixed it. I also fixed the internet connection which someone before us had messed up. I have told everyone I know what a great deal (money wise) staying at your home was with as many people as we had. To be perfectly honest, we had a lot of problems during this vacation. From finding our way around following each other in two vans, to some personality conflicts and issues that coming back to your house after each "event" was so great. I know everyone felt that way. As soon as the kids hit the house it was the fastest change into a swimsuit I have ever seen. Then a group of adults would grab drinks and snacks and relax around the large table on the patio watching the kids and chatting - for hours. I many time found myself locked up in the large master bedroom in the massage chair. It was truly one of the bright spots of our vacation. Once again your house was great!!!

Kind regards, Kathy McKeever"

Kathy McKeever

Villa Lover

"Hi Alan and Joye Just wanted to say how fantastic your villa is and to thank you for letting us have the opportunity to stay in absolute luxury for two weeks. Our plan was to go and enjoy the theme parks but to be honest we didnt want to leave the villa. When the children would prefer to stay in a villa than go to a disney park then it really must be special . One complaintwhy is it so full for next year !!! I honestly know the answer to that one

Wedding Party

"Just to let you no we had the most fantastic holiday ever and your villa was amazing. It all made our holiday/wedding very special. Thanks again for letting us stay in your villa."
Hayley Palmer Gloucester

From Atlanta

"Hi Alan, Please don't worry about the other guests, I am only sorry that they had so little respect for your beautiful home. However, the cleaning staff was so wonderful and so friendly, they did a magnificent job of bringing the place back to life. We also sat and chatted with them for a bit and Christie was so helpful in giving us wonderful information about the local restaurants and shopping. We were most grateful for her. We had a wonderful time there, and everyone wants to make plans for a return trip. Your home is lovely and very tastefully decorated. We had not a single problem during our entire stay. The house is so very accomodating, and everyone from the 83 year old great grandmother, down to the one year old tots, had a splendid time. The pool got lots of use, and it was a beautiful relaxing time. Caleb had a great birthday celebration and he was overjoyed to wake up and go swimming every morning. I cannot thank you enough for allowing us to use your beautiful home. We are certainly looking forward to returning in the very near future. It's a wonderful place, and truly the best in Formosa! Best Regards, Renee"
Rennee

Heathers Family in front of house & Pool photo

"Alan, Been so busy since we got back, I've failed to write you! Your house was absolutely beautiful and fit our needs so perfectly. Can't tell you how nice everything was. We had a WONDERFUL time, and I have to tell you, having a house big enough for all of us - and THE POOL - made it perfect. My boys didn't even want to stay at the Disney parks b/c they wanted to get back to the pool! I've attached a picture of one of the favorite things for the "big kids" to do - pool volleyball. They got me involved one time, but I have to tell you, it got vicious!!! We love the screened in lanai and the pool and hottub. I've also attached a group picture in front of the house. In case you wonder who you've been talking to all this time, I'm on the right side, curly hair, sunglasses hooked on the collar of my shirt. My oldest daughter is to the right of me, my husband has on a black ballcap standing behind me, the two middlemost boys in the front are mine, and the two girls behind them and a little to the right are ours. Our second oldest daughter is holding the baby (her baby; our first grandchild), and her husband is standing pretty much behind her. That's our family. Again, I can't thank you enough for helping us. I feel like you're my friend now! If you EVER need anyone to vouch for the wonderfulness of your vacation home, just send them to me!!! Thanks again for everything, Heather S."
Heather Sessoms

American Ovens

"Hi Alan All 13 of us had a fantastic time in your lovely villa. There was everything to accomodate us and the 5 children varying in ages from 4 to 15 from the pool to the games room and TV's in every room. The parks were located not far which meant the kids had time to do the pool (again & again) every night. My son got married when we were there and the rest of the family that were staying in the area had a great day and used the facilities of the house ie bar-b-q The local area has great bars and eating places however we found that the better eating was at International Drive. The shopping we found at the markets was just holiday 'tat' however the shopping outlets were great with great designer discount shops My family would highly recommend your villa or any of the villas in the Formosa Gardens area as they all look of a high standard and are well maintained The only problem we encountered was the oven - we put a pizza in and it took two hours but i believe that this is normal for american style convection cookers!!!! Thanks once again for a lovely holiday in your lovely home Elaine"
Elaine Aimes, Worcester

WOW

"Wow wow wow! Alan we had the best time ever staying in your beautiful villa, we felt we were in the lap of luxury. 11 of us stayed and we had more than enough room for us all. The pool and lanai were out of this world the kids lived in it and could not wait to get back to it after the parks and shopping. The men played poker every evening by the pool, and the games room was more than used. Every thing was catered for, the American washing machines and dryers were brilliant, never ran out of towels etc. My neice was made up to have use of computer so she could go on facebook and update her friends back home daily, more like make them jealous. We were so central to everything nothing was too far it was ideal. We wanted to stay there forever. We booked with you so many years ago and had such a build up to our holiday the whole family reunion, and we were not dissappointed one bit. You have been brilliant Alan, so helpful with everything we thank you very much. We definately have the Florida bug now and hope that we may return some day if we could stay in your villa again that would be the icing on the cake!"
Caryl Lowery ,Chelmsford

About The Water's Edge

"Sopranos" Bada Bing Themed Air Conditioned Games Room, With PS2 Player, Slate Pool Table, Digital Scoring Air Hockey, Darts, 2 Robotic Massage Chairs, Fishing Rods supplied to Fish the Lake, 55" Ceiling Hung 4K HD TV, Awesome Home Theater, BLURAY/CD/DVD Player, Better than a cinema, WI-Fi enabled throughout the home, Massive Amp, Stereo Sound Speakers Piped to the Ground Floor & Pool Deck, 200 channel Satellite TV System, along with 27" and 37" LCD/TV/DVD combos in every room, with Fox Sports, Golf channel, HBO, Telephones, Twin Air Conditioning, Amazing Unique Fans Everywhere, Barbecue, Wall Safe, Strollers, Cribs, High Chairs, Full Kitchen, Microwave, Dishwasher, Refrigerator, Ice Maker, Cooking Utensils provided, Towels, Washer & 2 Dryers, 10 Person Private Hot Tub, Private Pool, Fibre Optic Lighting, WOW! Even the other Home owners say this about our place, if you are looking for the best go no further. This is strictly for you sun-seekers, as apart from visiting the Mouse, the sun after all is another great reason to visit Florida. This home has a elegantly shaped 36' x 20' heated Hollywood designer-pool, with its on fibre optic light show, changing the colour of the water every 30 seconds, with Water Sprays and Planters on a huge 60' x 54' south-facing deck, so you can soak up the sun all day, or relax in our enormous 10-person hot-tub, with your friends and family, while watching the magnificent sunset over Star Lake, dont forget the cool drink in your hand, after that gruelling day at Disney. If the heat gets you, relax in the air-conditioned splendor of the Home, and the family room with its gigantic, ceiling hung 55 inch 4K Smart T.V. screen, with the Home Theatre surround sound, better than a cinema, while chilling-out under our unique amazing Chinese cooling fans. If you have the energy how about a game of Air Hockey, Pool, or darts, or the PS2 Box games console in the "Sopranos" Bada Bing Themed Games Room, and if the kids are beating you, send them upstairs, while you feign an injury and get yourself a Rolling-Ball Back-rub on one of our two Robotic Massage Chairs. If that doesn't do the trick, why not try your luck at Fishing on the Lake, with one of our Fishing Rods. When it's time for bed the comforting continues, with our sumptuous King pillow-top mattresses in the three masters and the Queen, believe me you just won't want to get out of these things, and why should you, especially with TV/DVD/VCR 27" & 37" LCD combos in the masters, and 20" TV/DVD combos in all other bedrooms, with over 200 hundred Cable channels, including Fox Sports and the Golf Channel and HBO, we even have a Huge stereo sound system to pipe music to every room on the ground floor including the lanai and pool deck, part of vacation home living is the absence of people knocking on your door hassling you to make up the room, so you can stay there as long as you like, after all this is your home for now. And it has everything you would expect it to have and more; fully equipped kitchen, laundry-room, and towels, do not bring anything but your clothes. Any problems, there is a management company on call to help you. This magnificent home is situated between the Moon and Star lakes on Formosa Gardens, in its own 1/4 acre lot, assuring you of the privacy that you deserve. If you don't know, Formosa Gardens is renowned throughout the world as the premier gated-community with its close proximity to Disney with stores and shopping nearby. This house has been designed in a stunning Oriental theme, and no expense has been spared on this seven-bedroom six-bathroom Award Winning Home.

Facilities

Blue Master Bedroom

This Room is Wheelchair Friendly, it has a Double Door that Opens, instead of a Single one, and Large Bathroom, Grab Handles by the Toilet and in the Shower with a Sit Down Seat and Rain Shower Head and Detachable Hand Held Fitment, King Bed, A/C, Piped Music, Fans, Large Flat Screen TV, DVD Player.

Blue Bedroom Bathroom

This Bathroom has been Designed to Help our Seniors and Disabled Guests, it has Grab Rails by the Toilet Seat, and the Shower is a Walk in one, also with Grab Handles and a Rain Shower Head, with Detachable Handle, there is also a Removable Seat, so there is no need to Stand.

To view this property please go to <https://www.directvillasflorida.com/florida-villas/531-florida-villas-the-waters-edge.html>

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