

## Overview

Professionally styled, Los Margarita Villa is packed with quality fixtures and fittings whilst retaining the "fun" element which will appeal to children and grown up's alike. Close to Disney and all of Orlando's many attractions, this 4 bed vacation home provides a convenient base for shopping, sightseeing and championship golf courses.

Located in the tranquil and naturally beautiful community of Calabay Park at Tower Lake, it's also ideal for spending quieter days relaxing at home by the South facing pool.

The owners are regular visitors to Florida and you'll find the home full of extras and lavished with care. You're sure to enjoy your stay in this fabulous vacation home!

Recent re-modelling carried out in the main lounge area and both King bedrooms with further plans for Autumn 2022

## Details

**Location** Calabay Parc At Tower Lake, Haines City, Orlando

**Property type** Villa

**Property number** 862

**Bedrooms** 4

**Bathrooms** 3

**Sleeps** 8

## At a glance

- 2 Master Suites
- Family theatre room with surround sound
- Themed Games Room & Tiki Bar
- Fully monitored alarm & Fire detection system
- FREE Wi-Fi high speed internet connection
- Free local calls
- Flat screen HD TV's in all rooms with 75" HD TV and Blu ray player in lounge
- Over 200 Cable channels mostly HD
- Safe
- Family Sized BBQ
- Golf Clubs and Fishing Rods provided FREE of charge
- Close to Great Golf
- Easy drive to Disney
- South Facing Pool
- Discounts for longer stays
- All tax included in rental fee
- Use of gym equipment in Community Club house

## Facilities



## Owner's details

**Owner's name** Maureen Baillie

**Phone number** +44 (0) 141 774 0830

**Member Since** 05/10/2012

## Distances from major attractions

Walt Disney World - The Magic Kingdom	16 miles
Legoland Florida	16 miles
Seaworld, Orlando	23 miles
Universal Studios, Orlando	27 miles
Orlando International Airport. (MCO)	36 miles
Sanford International Airport. (SFB)	60 miles
Busch Gardens, Tampa	61 miles
Kennedy Space Center	80 miles

## Rates

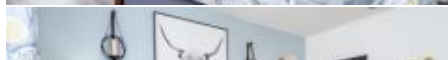
Rates are quoted in GBP

Label (e.g. High Season)	Start Date	End Date	Price Per Night	Price Per Week	Price Per Month
Nov, Dec, Jan, Feb, Excluding X-mas & New Year	21/11/2023	22/02/2024	■	£900.00	■
Mar, Apr, May, Excluding Easter	01/03/2024	31/05/2024	■	£950.00	■
Jun, July, Aug, Sep, Oct	01/06/2024	31/10/2024	■	£1050.00	■
Pool Heating	■	■	£24.00	■	■
Refundable Security Deposit	■	■	■	■	■

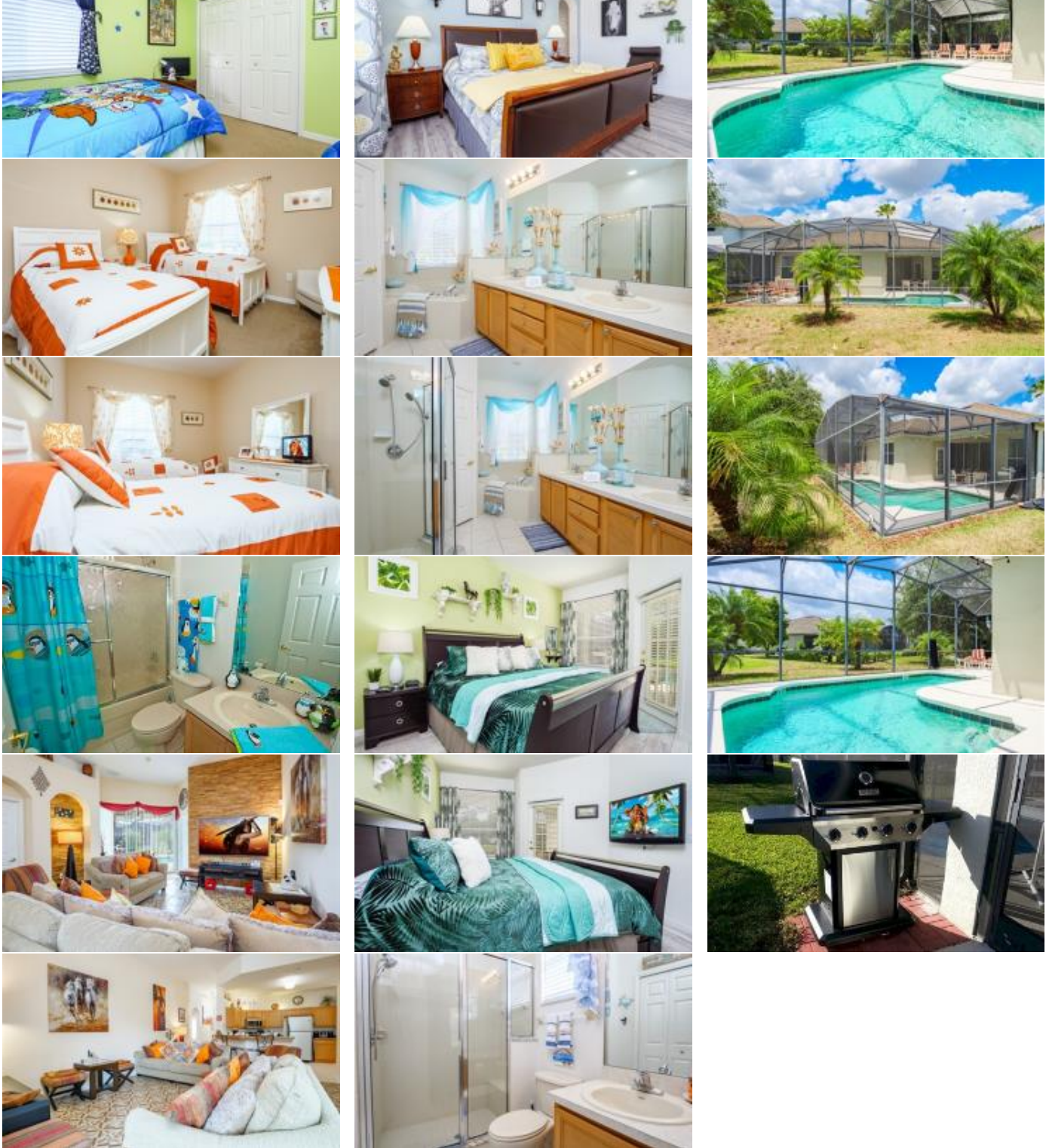
## Photos











## Reviews

### **Fantastic base for our holiday** (review added by Property Owner)

"A wonderful place to use as a base for our family holiday. Maureen was extremely helpful and gave clear instructions on how to find the villa. Lots of useful info provided once there and the management company were quick to respond to any queries. The villa was well maintained, extremely comfortable and welcoming, with lots of character and nice touches. We had many tasty barbecues, but the pool was the biggest hit with the family - we spent hours in it!!"

Stephenson family, Oxford, UK July 2014

### **Fantastic Villa** (review added by Property Owner)

"This was the second time we have rented this villa and the experience was just as good. We were given all the codes etc for the villa before our trip along with very clear driving directions and therefore we had no difficulty finding it. The outside lights were on when we arrived making us feel welcome. The villa was clean and well presented. The beds are really comfortable so you get a good night's sleep after a busy day. The pool was a little cool for us initially but a call to the management company rectified this immediately and we were able to enjoy the pool fully. We loved the decor and felt that the villa was equipped with everything we needed. A safe is also available. The proximity to the parks is advantageous. We wouldn't hesitate to rent this villa again when we are next in Haines City."

McIntosh/Forbes Family, Aberdeen, Scotland, Oct 2014

### **Amazing Villa** (review added by Property Owner)

"This was our second stay at this amazing villa. This villa is for the family that just wants that extra little piece of class and luxury. We have found at this Villa really does feel like home rather than the usual villas which are comfy, but not as homely as this one. This Aug was our 5th visit and this property is by far the best. We are already looking forward to our 3rd stay. The villa is ideally located for supermarkets, Disney, legoland and Universal. Lots of entertainment for days around the house including Xbox, Wii, pool table and endless DVD's to keep the kids happy! The directions from airport was very simple, along with instructions

for gaining entry into the estate and house.

Owners reply

Thank you for taking the time to leave feedback about our home. You and your family would be welcome back anytime."

Petrillo family, Chesterfield, UK August 2015

## About Los Margarita - 5 STAR Executive Villa with Games Room & Family Theatre Room

Thrill seeker, golfer, shopaholic or sun worshipper? Whatever your family is looking for in their Florida holiday, this vacation home will suit everyone. Situated adjacent to Hwy 27, the centrally located community of Calabay Parc at Tower Lake sits within the Golden triangle of golf resorts including Southern Dunes, Highland Reserve and Champions Gate. Youâ€™re close to Disney and all of Orlando's many attractions are within easy reach. The villa is 5 minutesâ€™ drive from Posner Retail Park which houses some of America's best known stores as well as a multi plex cinema with I Max. There is a Walmart store less than one mile away and selection of local restaurants including the famous Manny's Chop House which offers a fantastic array of steaks and seafood and is one of the most popular eateries on Hwy 27. Head south on Hwy 27, past Haines City for approx 15mins and you will reach Eagle Ridge Mall which has a large selection of stores all undercover with the added benefit of a 12 screen multiplex cinema. For days spent at home, the south facing pool basks in all day sunshine and is far enough from neighbours for you to enjoy the peace and privacy. Thereâ€™s plenty to keep all ages entertained with a unique games room with Tiki bar and a â€movie themedâ€™ room with Xbox and blu-ray player. Furnished and designed to a very high specification throughout, Los Margarita is packed with extras such as top of the range BBQ, Golf Clubs, Fishing equipment, Pool Towels and pillow top mattresses. Wi-Fi, free local calls as well as a stroller and high chair for the younger guests. The house also benefits from a top of the range Alarm and Fire security system which is fully monitored and links directly to the local sheriff department and there is a safe for the use of guests. Looked after by a professional and dedicated management company who are always on hand to look after you should you need them. And the owners, Joe and Maureen, have taken every care to ensure that your stay here is as good as it can be - meeting your every need! Contact Joe and Maureen for your quote today.

## Facilities

<b>Lounge</b>	Spacious, bright and comfortable with an open plan design. Comes complete with a With 50" HD plasma TV, blu-ray player, DVD player and over 200 channels mostly HD. Wi-Fi recently upgraded to super speed 5G and tv package upgraded to include HBO on demand. Other items include a large selection of childrenâ€™s books, family games and library of best sellers. There is also direct access to pool area via large patio door.
<b>Family Theatre Room</b>	A second living area with a movie theme and full 5.1 surround sound to enhance your viewing and gaming experience. Fitted with - 47â€ HD LCD TV, - Blue ray player, - DVD player, - X-Box 360 - selection of films and games All you need now is the popcorn!
<b>Kitchen</b>	Modern and open plan overlooking the lounge area. Fully equipped with all new appliances in brushed steel finish. Lighting over cabinets and under breakfast bar area enhance this contemporary space. The breakfast bar area seats 3 people. CD player with selection of CD's supplied for your listening pleasure.
<b>Dining Room</b>	Furnished with a modern hard wood dining suite which comfortably seats 6. (and can accommodate 8 if required). Telephone with free local and national calls and hi speed Wi-Fi internet access provided
<b>Master Bedroom 1</b>	Master suite with a full American king sized bed enhanced with a luxurious Simmons beauty rest pillow top mattress. There is quality hard wood furniture including two night stands, dresser and mirror and the additional facility of full walk in wardrobe with hanging space and linen cupboard with additional bedding and towels. Relax in this fully air conditioned, comfortable room which is equipped with flat screen TV and leather easy chair with additional ceiling fan for your comfort. Direct access to the pool area from this suite via pool door.
<b>Master Bathroom</b>	With twin sinks, large corner bath, half hex shower enclosure, separate WC and linen store. Fully equipped with all towels, soap trays, toothbrush holders, discreet medicine/toiletry cabinet and hairdryer for your convenience.
<b>2nd Master Suite</b>	Second Master suite with full American king sized bed enhanced by a luxurious Simmons beauty rest pillow top mattress. The sleigh bed is a luxurious black ash solid wood with brushed steel accents on the frame, with matching twin night stands. There is a wall mounted Flat screen TV, full length mirror and vanity area for your convenience. Direct access to the pool area from this suite.
<b>2nd Master Bathroom</b>	With extra large walk in shower, vanity area, WC and large walk in wardrobe with hanging space and two chests of drawers. Comes equipped with towels, soap tray, toothbrush holder, discreet medicine/toiletry cabinet and hairdryer for your convenience.
<b>Bedroom 3</b>	Twin bedroom with a very relaxed and tranquil feel. This extremely comfortable twin room is fitted with quality furniture and complemented with luxurious pillow top mattresses. The room features twin beds, night stand, a full dresser and mirror with Combination flat screen TV/DVD and relaxing easy chair. The room also has a full sized fitted wardrobe with hanging space.
<b>Bedroom 4</b>	The second twin bedroom has a bright and cheerful colour scheme with a Disney theme that will appeal to all young at heart. Equipped with quality hard wood furniture including twin beds with luxurious pillow top mattresses, two night stands, combination flat screen TV/DVD, Toy box with selection of games and a selection of childrenâ€™s books. The room also features a full sized fitted wardrobe with additional chest of drawers and hanging space.
<b>3rd Family Bathroom</b>	Located between twin bedrooms. Bath with fitted shower screen, vanity unit, soap dispenser, toothbrush holder, discreet medicine/toiletry cabinet and all towels supplied for your convenience.
<b>Pirate Rita's Games Room &amp; Tiki Bar</b>	Situated in the garage area, the games room has been decorated with fun in mind! Fully carpeted with ceiling fans for your added comfort. Facilities include, a full sized pool table, electronic darts, flat screen TV with Wii games console with selection of games and a selection of childrenâ€™s board games. You also have your own full size "TIKI" bar with many quirky items including your very own hostess "Pirate Rita".

#### Pool Deck

The pool is spacious and L shaped, with two deck areas which are convenient for al fresco dining or sunbathing. South facing for plenty of sunshine and far enough away from neighbours not to be overlooked. With a covered lanai and ceiling fan, you are sure to enjoy many hours soaking up the sun in this beautiful setting. For added safety and peace of mind the pool can be completely closed to off to children by means of pool screening which still allows adults to access this area and use all other outdoor areas for sunbathing, eating etc. Enjoy leisurely nights by the pool with lanai and pool lighting installed.

To view this property please go to <https://www.directvillasflorida.com/florida-villas/862-florida-villas-los-margarita-5-star-executive-villa-with-games-room-family-theatre-room.html>

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