

# Villa Bertie

Region: Reunion Resort **Sleeps: 10**

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## Overview



Simple, laid-back and modern, Villa Bertie offers everything you need for a fun and relaxed holiday in Florida. Located in the Reunion Resort, you are just a short drive from Orlando's world-famous entertainment parks, with Walt-Disney World just a 13-minute drive from the villa's front door!

Designed over two levels, the entire villa feels bright and airy, with large windows and glass doors allowing all the famous Florida sunshine to flow within the space. With five bedrooms, the villa can comfortably accommodate ten guests, making it ideal for a large family or group of friends looking to enjoy the best of Orlando.

As you arrive, the villa is detached, with a bright white exterior, spacious driveway and large garden to one side, as there are only near neighbours on one side of this property. The front door opens into a spacious family room offering a fully-equipped kitchen, dining area and a lounge with sliding glass doors opening to the terrace. There are big windows on nearly every wall, so the entire space can be lit by natural light, turning on the kitchen's pendant lights and lamps, to create a cosy feel each evening. With space for eight to sit around the dining table and three at the adjacent breakfast bar, you can all enjoy evening meals together, cooking up a storm in the kitchen or enjoying the warm climate and firing up the barbecue as the sun sets each night. The open-plan layout of the room creates an instantly social feel, allowing you to spread out and relax.

Upstairs, the villa boasts a second living area, ideal for those who want a little extra privacy, or for kids to watch a movie, drifting off after busy days exploring the parks. The garage has also been playfully converted into a games room – just see who enjoys it more; kids or adults!

The villa's five good-sized bedrooms are spread over the two floors, with one double room and bathroom on the ground floor and the rest upstairs. Two of the three double bedrooms have their own en-suite bathrooms, while the remaining two rooms upstairs, designed with kids in mind, share a Jack-and-Jill shower room.

Stepping out into the sunshine, Villa Bertie looks out over the resort's golf course. With a barbecue, outdoor dining space and private pool, afternoons are best spent out here, enjoying the Florida sun and pleasant views.

## Facilities

Resort Villa • Modern • Great Value • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • <1hr to Airport • Ground Floor Bed & Bath • Satellite TV • Games Room • Table Football • Pool/Snooker • Cot(s) • High Chair(s) • Fenced Grounds • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Bertie's private pool terrace overlooks the golf course and has no rear neighbours. Inside, there are 5 bedrooms and 4 bathrooms, accommodating up to 10 guests.

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Laundry room
- Games room in converted garage
- Bedroom with king-size bed
- Bathroom

### First Floor

- Living area
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with bunk bed and Jack-and-Jill shower room (double bed below, single bed above) (Nemo theme)
- Bedroom with one double bed, one single bed and Jack-and-Jill shower room (Nemo theme)

### Exterior Grounds

- Private swimming pool\*
- Outdoor spa
- Terrace
- Sun loungers
- Outdoor dining facilities

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Pool table
- Table football
- Washing machine
- Dryer
- Parking
- Pool safety fence
- High chair and cot upon request

*\*Pool heating available at a supplement, see T&Cs*



# Location & Local Information

## The Resort

### Resort Amenities

- Water park with lazy river
- Swimming pool
- Three golf courses
- Footgolf
- Tennis courts, Pickleball courts, Volleyball courts
- Bocce Ball Lawns
- Fitness centre
- Playgrounds
- Six restaurants
- Bicycle rental

Membership is needed to access to the Water Park, Tennis and Golf in Reunion Resort. Membership is included in the rental price.

### Water Park

Membership permits unlimited access to Reunion Resort Water Park.

### Golf

Guests can contact the Golf Pro Shop (located inside The Grande Hotel) to schedule tee times, see prices, etc.

### Tennis

Guests can contact the Tennis Centre (located in Centre Court Ridge) to schedule court times. Use of the tennis courts may incur an additional cost.

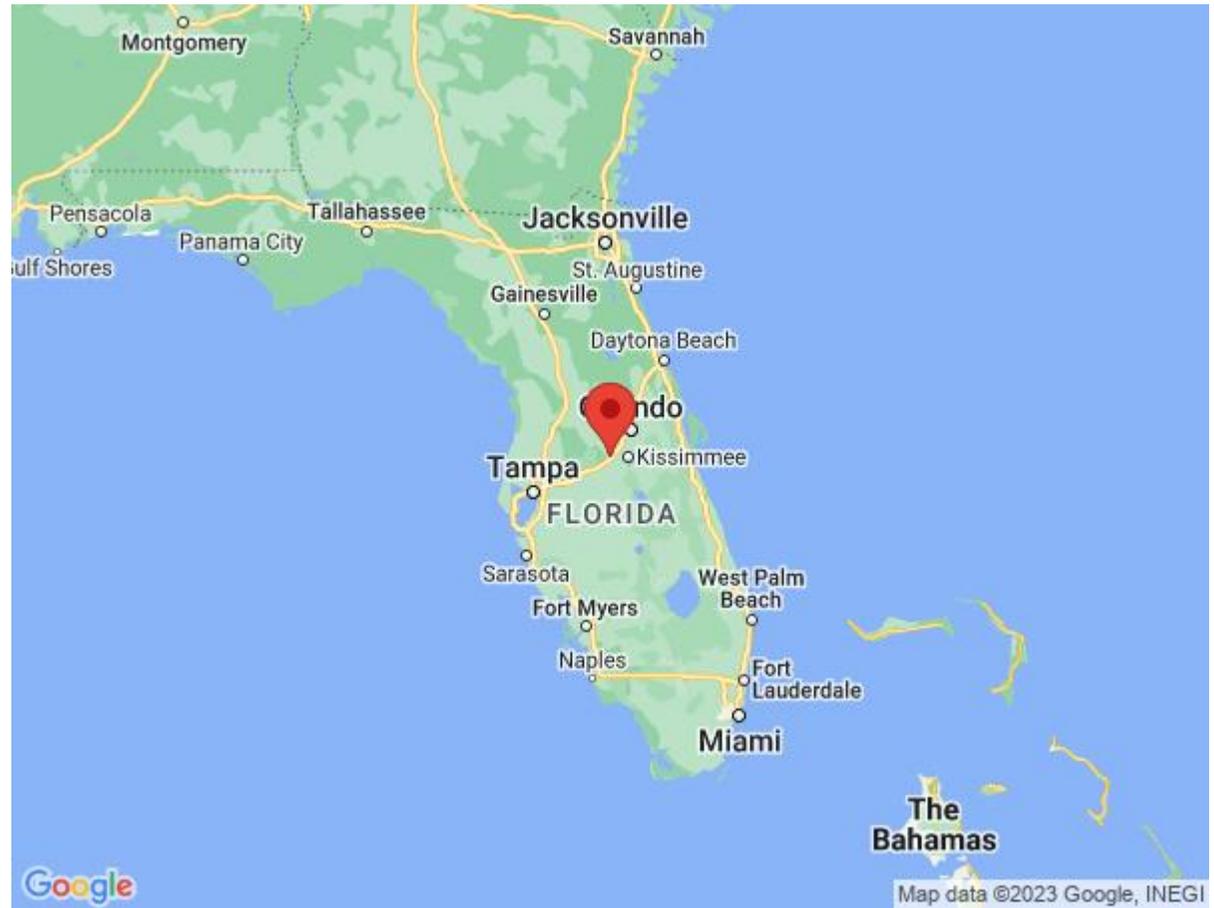
## Distances to Theme Parks

- 10.3 miles to Walt Disney World (13 minutes)
- 22 miles to Universal Studios (24 minutes)
- 17.1 miles to SeaWorld (19 minutes)
- 17.6 miles to Discovery Cove (20 minutes)
- 25.7 miles to Legoland (41 minutes)
- 20.7 miles Gatorland (24 minutes)
- 70.1 miles to Kennedy Space Center (31 minutes)

(Parking charges may apply)

## Local Amenities

Nearest Airport	<b>Orlando International Airport (28 miles)</b>
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Nearest Town/City	<b>Orlando (27 miles)</b>
Nearest Restaurant	<b>Finn's Restaurant (3 miles)</b>
Nearest Beach	<b>Cocoa Beach (75 miles)</b>
Nearest Golf	<b>Reunion Resort Golf Courses (2 miles)</b>
Nearest Tennis	<b>Reunion Resort (2 miles)</b>
Nearest Supermarket	<b>Publix (4 miles)</b>

## What we love

- The pretty outlook of this villa over the golf course makes it feel very relaxed and private, ideal for escaping the hustle and bustle of Orlando
- Offering two living areas and a games room, everyone can find their own corner to enjoy and relax in, perfect for large groups
- The games room boasts both a pool table and table football, providing plenty of entertainment for a day spent at the villa!

## What you should know...

- There is a child safety fence to use around the pool, best advised if you have little ones in your group
- The spa attached to the pool will only be heated if you choose to heat the pool itself, at an extra cost
- This home has restricted use of the resort's water-park, please be aware for your stay

# Terms & Conditions

- Security deposit: \$80 damage waiver fee, to be paid at time of booking.

A security deposit is required prior to guest arrival and you will be sent a pre-registration form with a credit card hold authorisation for the guest to complete.

- Arrival time: 4 pm

- Departure time: 10 am

- End of stay cleaning included?: Extra \$239, to be paid at time of booking. However, 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 garbage disposal required will be charged against the security deposit.

- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels.

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

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

- Minimum stay: 4 nights during low and mid season

5 nights during high season

7 nights during holiday season

- Changeover day: Flexible

- Pets welcome?: Pets are not permitted

- Smoking Allowed?: Smoking and vaping are not permitted

- Pool heating charge?: For those who require pool heating, there will be an additional charge of \$329 per week, to be paid at time of booking. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- Tax: Tourist tax is included in the rental price

- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.

- Other Ts and Cs: 100% cancellation fee is payable within 10 weeks of departure.

Full payment is required 10 weeks prior to arrival.

- Other 2: Please note, the outdoor spa is not a hot tub and can only be heated to the same temperature as the pool, when pool heating is added.

- Other 3: High chair and cot available upon request. A supplement may apply.

You'll need prior authorisation to enter the United States, either through a visa, a Permanent Resident Card, or the Visa Waiver Programme. Most passport holders can get an Electronic System for Travel Authorisation (ESTA) through the Visa Waiver Programme, which allows travel to the US for up to 90 days. You should complete an online pre-registration form on the [Electronic System for Travel Authorisation \(ESTA\) website](#), before you travel.