

Villa Fraser

Region: Encore Resort at Reunion **Sleeps: 12**

Overview

Villa Fraser is a beautiful open-plan six-bedroom villa within the luxurious Encore Resort at Reunion. Accommodating 12 guests across two floors and offering a private pool and even a games room, it's the perfect home from home during your stay in Florida.

As you enter the villa, you are welcomed into the large open-plan ground floor. This sociable space is home to the living room, dining room and kitchen. With plenty of light and nice little homely touches, the room is welcoming and draws you in, encouraging you to relax. The huge sofa is perfect for resting after a busy day and sits opposite a large flat-screen television to enjoy a movie. With the kitchen right next to the living space, getting snacks is no chore and a sure way to have a fun and cosy evening with your loved ones. The kitchen is fully equipped to cater for most meals, and also has a breakfast bar. This is the perfect spot to enjoy a snack, or even a glass of wine as you chat amongst the room. The dining room has a large table seating eight comfortably, and the oval shape is perfect for chatting long into the evening and planning the next day's adventures.

Also, on the ground floor is the games room with table tennis, television and skee ball. This fun room offers plenty of entertainment to the whole group and is a sure way to get everyone laughing with one another.

When you are ready to rest, the villa has six bedrooms, all of which have en-suites except the twin double bedroom. Two of the bathrooms have baths for those who like to relax into the evening with a gentle soak in hot water. The bunk bedroom is perfect for children, with its fun décor and games console making it ideal for those who enjoy a bit of gaming. It even has two gaming chairs to really enhance the experience!

Outside, the private pool is perfect for cooling off from the hot sun, with an attached spa in which you can relax and enjoy a good book amongst the bubbles. You can dry out from the pool on one of the available sun loungers, or if you prefer, make use of the outdoor dining area under the shade and watch the world go by.



Facilities

Resort Villa • Modern • Great Value • Private Pool • Heated Pool •
Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • Walk to Restaurant • <1hr to
Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • Games Room •
Indoor Games • Table Tennis • Cot(s) • High Chair(s) • Fenced Grounds
• Golf Nearby • Tennis Nearby • Outdoor Pursuit & Activities • Tourist
Towns & Villages

Interior & Grounds

The Villa

Villa Fraser is set over two floors and boasts a private swimming pool, outdoor spa and games room. There are 6 bedrooms and 6 bathrooms, accommodating up to 12 guests.

Ground Floor

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

First Floor

- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite shower room
- Bedroom with queen-size bed and en-suite shower room
- Bedroom with two double beds
- Bedroom with bunk beds and en-suite shower room

Exterior Grounds

- Private swimming pool*
- Outdoor spa
- Terrace
- Barbecue
- Covered outdoor dining area
- Sun loungers

Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Xbox
- Table tennis
- Skee ball
- Parking
- High chair and cot upon request

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



Location & Local Information

The Resort

Resort amenities

- Water park
- Tennis courts, volleyball and basketball courts
- Soccer field
- Children's play area and splash zone
- Pool bar
- Fitness centre
- Family-friendly restaurant

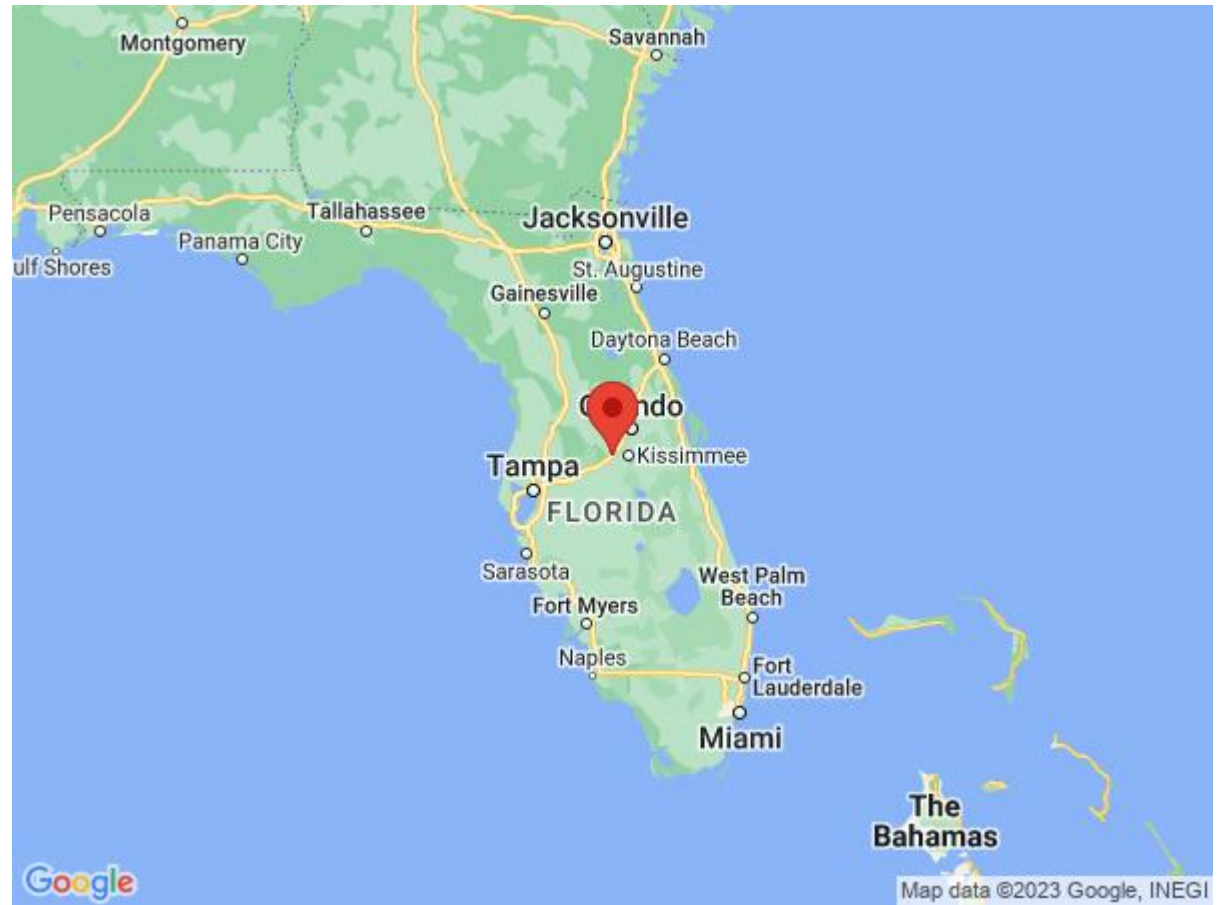
Distances to Theme Parks

- 7.1 miles to Walt Disney World (13 minutes)
- 19.1 miles to Universal Studios (24 minutes)
- 14.2 miles to SeaWorld (19 minutes)
- 14.7 miles to Discovery Cove (20 minutes)
- 29 miles to Legoland (41 minutes)
- 17.8 miles Gatorland (24 minutes)
- 26.9 miles to Kennedy Space Center (31 minutes)

(Parking charges may apply)

Local Amenities

Nearest Airport	Orlando International Airport (27 miles)
Nearest Town/City	Orlando (26 miles)
Nearest Restaurant	Finn's Restaurant (0.4 mile)
Nearest Beach	Cocoa Beach (75 miles)
Nearest Golf	Reunion Resort Golf Courses (2 miles)
Nearest Tennis	Encore Resort (0.4 mile)



Nearest Supermarket

Publix
(2 miles)

What we love

- The open-plan ground floor is great for groups who like to socialise
- You are truly spoilt with access to the resorts amazing facilities!
- The games room is great for entertaining the whole group, with several different games to enjoy

What you should know...

- The outdoor spa is not heated, but only to the same temperature as the pool when pool heating is added
- The pool heating is an additional cost and recommended during the winter months
- The outdoor area is overlooked by the surrounding neighbours, but it is fenced

Terms & Conditions

- Security deposit: \$100 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 \$310, 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.