



**1002 Russel Ridge
Indian Ridge Estate
Kissimmee
Florida**



The Villa

Furnished as a luxury executive home, this is the largest type of villa on the Indian Ridge estate, which is widely regarded as one of the best locations in Florida. It is surrounded by half an acre of landscaped garden so it is not overlooked by neighbouring properties. The community is comprised entirely of detached villas and, as a guest, you have access to the on-site picnic area, basketball hoop, tennis courts, large open-air pool and Cabaña. The entire area is immaculate and the overall impression is one of space, beauty and peace.

Bedrooms and Bathrooms

The whole house, except the garage, is air-conditioned. It can sleep up to ten people in two double rooms, two twin 'character' rooms and a double bed-settee in the living room. The master bedroom has a colour TV and ensuite bathroom with shower and a large walk-in closet. The second bathroom also has a walk-in shower and a door that opens directly onto the patio. All other bedrooms have large built-in wardrobes, providing ample space to store your clothes and gifts.



Living Space

The first thing that strikes you as you walk into the villa is how spacious it is. With high vaulted ceilings and a split floor plan, the living area is enormous. A breakfast area is set aside next to the sliding doors that open on to the patio so that you may enjoy the morning Sun as you prepare for the day ahead. The dining room is beautiful with its black polished table and glass-fronted cabinet. There are two lounges in the form of the living room and the family room. Cable television can be enjoyed on the large colour TVs in each after a hard day at the attractions (DVD player also in family room). A telephone allows free local calls and can also be used to make long-distance calls with a credit card.



Kitchen, Laundry and Garage

The fully-fitted kitchen incorporates all the modern appliances that you would expect to find in a home of this standard: cooker with extractor hood, oven, refrigerator with ice-maker, microwave and dishwasher. Cutlery, crockery and cooking utensils are also supplied. A separate room houses the laundry, equipped with an automatic washing machine, tumble dryer, vacuum cleaner, iron and ironing board. A fixed safe protects your valuables. Clean bed linen and towels are provided by the Management Company so you can save space in your luggage for souvenirs. Although the double garage is carpeted to provide space for children to play, the large driveway allows several vehicles to be parked with ease.

Pool and Patio

As the highlight of your stay, it is important that the pool is perfect. The filtered 30' x 15' pool is set into a 40' x 25' patio area that stays cool enough to walk on with bare feet even in the hottest weather. The patio faces south and is therefore in the Sun all day long, keeping the pool warm in all but the coldest weeks of winter. Additional heating can be provided for a nominal extra fee. A spa is built into one corner of the deck and the pool is illuminated at night by underwater lights. Next to the house, the covered porch protects a patio dining set. Sun loungers and a gas barbecue are also provided. The whole area is covered with the unique Florida screening, which allows the Sun through while at the same time protecting from insects and other unwanted guests. A removable child safety fence surrounds the pool, which is serviced and cleaned weekly by the Management Company.



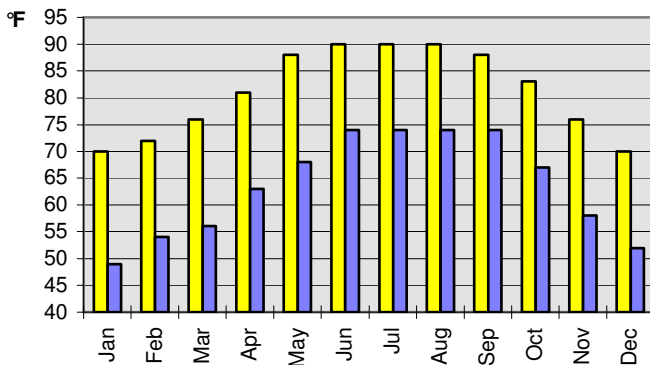
Floor Plan



Community Pool and Facilities

Weather

Average Daily Max and Min Temperatures



Florida is known as the Sunshine State - no surprise considering the figures represented by the graph opposite. When we were there a few years ago the air temperature around the pool was 120 degrees and the water itself was over 80! However, it is also the lightning capital of the world and we would recommend that you take a jacket for the late afternoon storms that normally last just a few minutes but can soak you through instantly. T-shirts and shorts are the order of the day all day but take something a little warmer for the evenings in the winter months.



Recommended Attractions



Magic Kingdom - As the highlight of your first trip to Florida, the scale and detail of Magic Kingdom will astound you. It takes more than one day to see everything and this park is actually smaller than EPCOT and Animal Kingdom! The rides are great for kids, especially if they are Disney fans.

Hollywood Studios - Centring around the film business, the fundamental elements of this park are the live shows although there are also some rides, the most notable of which is the Tower of Terror - two 13 storey free-fall plunges!

EPCOT - The second largest Disney park is split into two distinct parts. On the entrance side of the park is Future World, a series of rides sponsored by major corporations to project views of the future. The rest of the park surrounds a lagoon and is known as the World Showcase. Here each of eleven nations has its own area where it can display a little of its own culture. If you get the chance, you *must* see the firework and laser display - it is out of this world.



Animal Kingdom - Inspired by The Lion King, Disney's theme-come-safari park is large enough to house all the others within it! Basically Longleat with rides, stage shows and close encounters with living, mythical and extinct animals.

Busch Gardens - Similar idea to Animal Kingdom but more fun. Formerly the white-knuckle capital of Florida, Busch Gardens holds the Kumba (a *serious* roller-coaster!)



and my personal favourite - the Montu (as far as I know, the largest and scariest inverted roller-coaster in the world). If you're into that kind of thing you have to go.



Sea World - Also owned by Mr. Busch (of Budweiser), Sea World is home to Shamu, the world-famous killer whale. The dolphin show is spectacular and the comedy put on by Clyde and Seamore is outstanding. There are also two popular (family) rides - Wild Arctic and Journey to Atlantis. Well worth a visit.

Universal Studios Escape - Certainly one of the favourite attractions, Universal Studios have recently built a huge new park on the other side of the road to the 'Studios' site. Called "Islands of Adventure", it is crammed full of rides ranging from very tame kids and family ones to the notorious Incredible Hulk and Duelling Dragons roller-coasters - both excellent.

Kennedy Space Centre - As an activity that doesn't really take a whole day, a visit to Kennedy is best mixed with a trip to the beach. One thing that absolutely *must* be seen if you are there at the right time is a launch of the Space Shuttle or a rocket. They take off reasonably regularly so you stand a good chance of seeing one. Find out about it as soon as you get to Florida and take a powerful zoom



lens if you have one (you have to watch from 8 miles away). Night launches are even more spectacular and can be seen from all over Florida.

Other Information

Shopping - For the British, shopping in Florida is a unique experience. We would suggest you try the following places: The Florida Mall, Millennium Mall, Premier Outlets, Prime Outlets and local shops all along the 192.

Restaurants - Eating out is exceptionally cheap compared to England and makes you think twice about staying in at all. For a good steak without travelling too far, we recommend Outback on the 192. Kobe is a great Japanese restaurant where your personal chef prepares the meal in front of you. The restaurants at Celebration also receive rave reviews.

Water-skiing and Jet-skiing – Buena Vista Watersports on Lake Bryan, off the 535 near International Drive do both rentals and water-skiing lessons.



Map and Approximate Journey Times



Disney World Main Gate	10 minutes
Busch Gardens	1 hour 15 minutes
Tampa and the Gulf Coast	1 hour 30 minutes
Kennedy and the Space Coast, Cocoa Beach	1 hour
Universal Studios, Sea World, Wet 'N' Wild	20 minutes

Note: Most people advertise Indian Ridge as being 5 minutes from Disney World. From personal experience we have found that this is rarely the case. A more realistic figure is 10 minutes.

For more information or to book IOO2 Russel Ridge call Angela on 01392 256104

E-mail: Angela@coolvilla.com

Booking Form for IOO2 Russel Ridge, Florida

Party Details

Party Leader

Other Members
of Party
(Please give ages
for those under
18 years)

Address for
Correspondence

Postcode

Telephone

Daytime

Evening

Stay Duration

Dates

Arrival

Departure

No. Nights

Total Cost

No. Weeks

@ £

£

Extra Days

@ £

£

Total Rent

£

Refundable Security Deposit

£100.00

GRAND TOTAL

£

Less Reservation Deposit

- £200.00

BALANCE

£

Reservation deposit must be enclosed with this form. Balance payable not later than 8 weeks prior to departure.
Please make cheques payable to Mrs. A Gillard.

I HAVE READ AND AGREE TO ABIDE BY THE BOOKING CONDITIONS:

Signed

Party Leader for and on behalf of all persons named above

Date

Please sign and return to: Angela Gillard, 16 Honeylands Way, Whipton, Exeter EX4 8QR

Booking Conditions for 1002 Russel Ridge, Florida

Booking and Payment

The person who signs the booking form is responsible for all payments in respect of the booking. Reservations will be confirmed upon return of the Booking Form along with payment of a deposit of £200. This should be sent to us within 7 days of any initial telephone booking or your option will be automatically released. The balance is payable to us no later than 8 weeks prior to the commencement of rental. Should full payment not reach us by this time, we reserve the right to cancel the booking and you may be liable to pay cancellation charges as set out on the scale below. Payment for additional gas heating of the swimming pool is to be paid directly to the Property Management Company upon your arrival in Florida.

Security Deposit

At the time of full and final payment, a Security Deposit of £100 is also required. This is conditionally refundable within 30 days of our receipt of the keys upon your return. All or part of the Security Deposit may be retained by us to cover excess cleaning costs, replacement or repairs to the property or any of its contents, the pool, patio or grounds, any long distance telephone calls, etc. sustained / made during your stay. It may also be retained by us should the keys to the property not be safely returned within 30 days of your departure from the villa.

Amendment and Cancellation by You

If, after you have confirmed your booking, you decide to alter your arrival and / or departure dates, we will do our utmost to make the requested change provided we are informed at least 8 weeks prior to rental commencement. Some alterations may incur an administration fee of £30 and, if made within 8 weeks of rental, may be treated as a cancellation and charges made according to the scale below.

Cancellation by You must be made in writing by the person who signed the booking form. In the event of cancellation, the following charges will be levied:

Period Before Departure	Cancellation Charge
More than 8 weeks (56 days)	£200 Reservation Deposit only
Between 4 and 8 weeks	50% of rental cost
Less than 4 weeks	100% of rental cost

Amendment or Cancellation by Us

Whenever possible, any change will be advised without delay. Should circumstances beyond our control require the booking to be cancelled, a full refund of all moneys paid for the rental will be made. We will also try our utmost to help you arrange an alternative property of a similar high standard.

Property Management Company

As we cannot be there personally all year round, a Property Management Company ensures that the property is well cared for in our absence. They are also on hand should you require any assistance during your stay at the house. Their name and telephone number will be sent to you prior to your holiday so that, should you experience any problems, you can give them a call.

Arrival and Departure

Arrival at the property (unless otherwise advised to you in writing) must not be before 4.00p.m. local time. The property must be vacated by 10.00a.m. on the day of departure. Vacating after this time may incur charges equivalent to the cost of one day's accommodation plus any costs incurred by the owners as a result of delay caused to any following occupancy.

Telephone

The property is provided with a telephone that provides a free incoming call service as well as free use for local and emergency (dial 911) calls only. All other calls, including international and long-distance calls are to be paid for by you.

Force Majeure

We, the owners of the property, can not be liable for any loss, damage, delay or injury arising in connection with your stay at the property caused by matters outside of any reasonable control. These include acts of God, war or threat of war, civil disturbances, strikes or other industrial action, acts of government, terrorist activity, fire, weather conditions, transport problems or any other event beyond our control.

Miscellaneous

The accommodation cannot be sub-let, shared or assigned. Only the persons shown on the Booking Form can occupy the property. Pets are not allowed.

We do not accept any liability for injury, howsoever caused, as a result of use of the swimming pool or spa. Guests are specifically requested to supervise children at all times, as the maximum pool depth is more than five feet.