

WELCOME



17212 Woodcrest Way
Clermont, FL 34714

Guest Information

Clean, Comfortable, Close to the Magic
FloridaThemeParkVillas.com

Florida Theme Park Villas

welcomes you to

17212 Woodcrest Way, Clermont, FL 34714

Hello! Welcome to "1st Animatronic Dinosaur Villa". We are so glad you're here and we hope you have a great time in Central Florida! We are happy to share our home with you and truly hope you enjoy your stay.

This book contains information about the house, the surrounding area, and helpful information for your visit. If you have any questions, or if there is anything we can answer, please feel free to reach out. Our office can be reached at (352) 250-6968 – Call or Text or WhatsApp - and we will be happy to assist.

Please check out our website www.FloridaThemeParkVillas.com for more great properties (all in this neighborhood), an interesting blog about the Parks, area activities, merchandise, discounts and more!

Welcome, please make yourself at home – wishing you a pleasant stay!

Thank you!

Sherry,
FloridaThemeParkVillas.com

CONTACT INFORMATION: Florida Disney Villas

Name: Sherry (or anyone at the office)

Phone: 352-250-6968

E-mail: GuestServices@FloridaThemeParkVillas.com

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HELLO !

Welcome to **1st Animatronic Dinosaur Villa**

17212 Woodcrest Way • Clermont, Florida 34714

We're thrilled to have you as our guest! I'm **Sherry**, your local host, and my goal is to ensure your stay is truly **Clean, Comfortable, and Close to the Magic**.

If there is anything at all you need for a **5-star experience**, please call or text me anytime at **(352) 250-6968**.

WiFi Access

Network: **1stAnimatronicDinoVilla – Guest**

Password: **FTPV2026**

(then login with your name and email address for WiFi access)

Streaming & Live TV

Your Roku TVs are pre-loaded with anything you want to stream, some channels like Netflix, HBO Max, Tubi, and others may already be logged in, for your use, or you may log into your own apps for easy streaming entertainment. You will find News & Local Channels on the LiveTV app on any Roku TV.

If you need assistance with any TV or theater system, I'm just a text away: (352) 250-6968.

Check-Out Information

Our cleaning team arrives promptly at **11:00 AM** to prepare the villa for the next guests.

If you need anything on departure day, please contact me at **(352) 250-6968**.

Thank you for choosing **Florida Theme Park Villas** — we hope you have an unforgettable stay! Sherry (352) 250-6968

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Important Message about Parking

We recommend for safety to please park in the driveway + any additional cars on the side, Winding Water Way.

The street in front is busy and parked cars have been hit on Woodcrest Way, it's better for extra cars to park on the side if necessary.

Thank you!



WiFi: 1stAnimatronicDinoVilla

Password: FTPV2026

(then login with your name and an email address for WiFi access)

Please check out our website:

www.FloridaThemeParkVillas.com

For more family favorite properties, Social Media links, Digital guide book, Theme Park blog and more !

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In Case of Emergency

In case of emergency, dial 911



Nearest ER/ Medical Center: Orlando Health Hospital

Phone number: 352-536-8821

Address: 16966 Cagan Ridge Blvd, Clermont, FL 34714

Directions: Take Woodcrest Way to Hwy 27, make a left onto 27 South, Hospital is on the left just past Bank of America, In front of Walmart

Police Department (non-emergency): 352-394-5588

Fire Department (non-emergency): 352-343-9458

Neighborhood: You are in Clear Creek, in Clermont FL

Address: **17212 Woodcrest Way, Clermont, FL 34714**

Nearest Cross Street: Winding Water Way

This home is equipped with a **fire extinguisher** (kitchen) and **first aid kit** (master bedroom closet). There are smoke detectors throughout + carbon monoxide detectors in each bedroom + theater.

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This home is equipped with a “Ring” Doorbell camera at the front entrance which activates when pressed. This is a way that emergency services or guests without cell phone service may reach our office.

The best way to reach us is by Text or Call
352-250-6968



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We love to hear from our guests!



We would appreciate it if you would
leave us a 5 star ★ review
to let us know about your stay

We are always pleased to leave a 5 star
review for our guests!



We would love to welcome you back!
Book your next stay directly on our secure
website

www.FloridaThemeParkVillas.com

save the channel fees + enter code

BACKAGAIN10

for an additional 10% savings + receive a
free gift bag !

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Useful Area Services Information

Urgent Care:

Paramount Urgent Care
352-242-1988
628 US Hwy 27, Clermont, FL 34714
paramounturgentcare.com

Optometrist:

Eye Specialists of Mid Florida
352-394-8705
1050 US Hwy 27 N Suite 1, Clermont, FL 34714
eyesfl.com

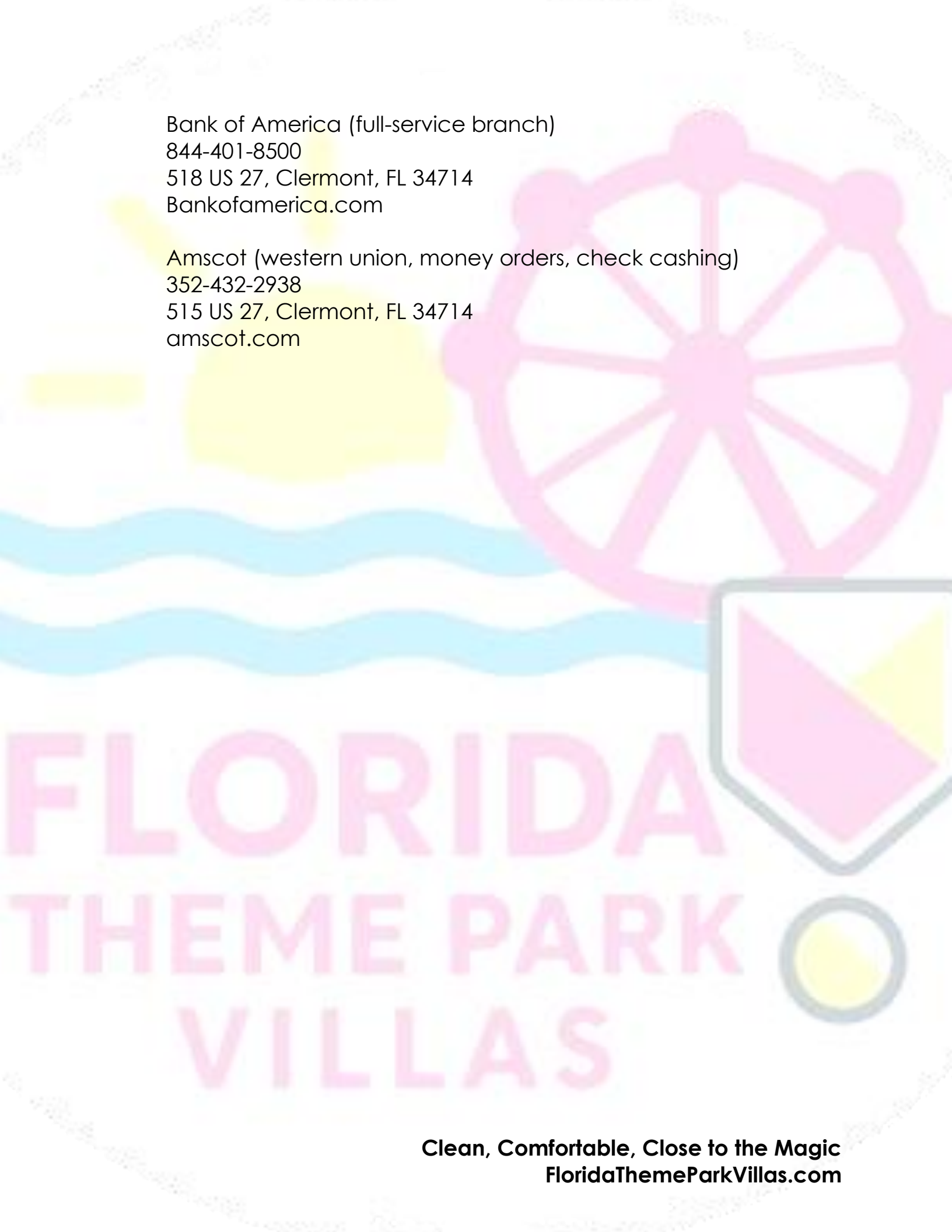
Dentist:

Smile Crafters
352-227-6122
1100 US Hwy 27 N, Clermont, FL 34714
smilecraftersfl.com

Nearest Banks:

Fairwinds Credit Union
407-277-5045
742 Cagan View Rd, Clermont, FL 34714
fairwinds.org

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Bank of America (full-service branch)
844-401-8500
518 US 27, Clermont, FL 34714
Bankofamerica.com

Amscot (western union, money orders, check cashing)
352-432-2938
515 US 27, Clermont, FL 34714
amscot.com

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Check In/Out

CHECK IN - 4pm on the day that your booking begins:

You will have already submitted your ID, checked in and received your door code.

- o A unique door code, usually the last 4 digits of your phone number will be registered for you to use during your stay

CHECK OUT - 11am on the day that your booking ends:

We sincerely hope you enjoyed your stay with us! Please leave ample time to collect your belongings and make sure you don't forget anything!

Before you leave, we would appreciate it if you would please:

- Put all the used towels on the floor in the bathroom
- Take out the trash to the bin on the side of the house
- Put any used dishes in the sink
- Check the drawers, bathrooms, closets for anything which you may have forgotten

**Thank you, we appreciate your business.
Wishing you safe travels and hope to see you again
next time you are in Florida!**



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How To

USE THE WIRELESS INTERNET

WiFi Network: 1stAnimatronicDinoVilla
WiFi Password: FTPV2026

USE THE DISHWASHER

Load the dishes, insert dishwasher detergent cube, select desired cycle, close dishwasher, press start (you should hear the water filling up)

USE THE MOVIE THEATER

Please see the instruction sheet for MOVIE THEATER or visit our website www.floridathemeparkvillas.com for information

USE THE POOLSIDE CINEMA

Please see the instruction sheet for POOLSIDE CINEMA or visit our website www.floridathemeparkvillas.com for information

USE THE TVs

Please locate the remote control for desired television to power it on and access Roku functions. The Live TV app has news, sports, weather, movies and shows

USE THE VIDEO GAMES

X-box is available, with a few pre-loaded games or you may sign in to your own X box account

USE THE THERMOSTAT

For cooling , switch to Cool/Auto + set desired temp
For heat, switch to Heat/Auto + set desired temp

USE THE WASHER AND DRYER

Washer – Load Clothes, add Detergent, turn dial to desired cycle, press start

Dryer – Load clothes, add dryer sheet if desired, turn dial to desired drying time, press start

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Area Attractions, Golf, Restaurants

THEME PARKS

Walt Disney World

1375 Buena Vista Dr, Lake Buena Vista, FL

Six different parks including:

- Animal Kingdom
- Magic Kingdom
- Epcot
- Hollywood Studios
- Typhoon Lagoon
- Blizzard Beach

Universal Studios & Islands of Adventure

6000 Universal Blvd, Orlando, FL

Universal's EPIC Universe

6000 Universal Blvd, Orlando, FL

Fun Spot America

2850 Florida Plaza Blvd, Kissimmee, FL

Old Town

5770 W Irlo Bronson Memorial Hwy, Kissimmee

Discovery Cove

6000 Discovery Cove Way, Orlando

SeaWorld

7007 Sea World Dr, Orlando

Volcano Bay

6000 Universal Blvd, Orlando

Aquatica

5800 Water Play Way, Orlando

Legoland

1 Legoland Way, Winter Haven

Island H2O Water Park

3230 Inspiration Dr, Kissimmee

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FUN ACTIVITIES IN THE AREA

Southern Hill Farms

Pick your own berries & sunflowers!
16651 Schofield Rd, Clermont, FL
407-986-5806

Studio Movie Grill

In-theater dining with seat-side service
3204 Margaritaville Blvd, Kissimmee
studiomoviegrill.com

Island Grove Wine Company at Formosa Gardens

Sunny winery with craft beer & global bites
3011 Formosa Gardens Blvd, Kissimmee
formasawinery.com

Disney's Fantasia Gardens Miniature Golf

Features both kid & adult themed courses with
music & characters from the movie
1205 Epcot Resorts Blvd, Orlando
407-939-5277

Disney Springs

Restaurants, bars, live shows & shops
1486 Buena Vista Dr, Lake Buena Vista
disneysprings.com

Promenade at Sunset Walk

Restaurants, bars, live music
3251 Margaritaville Blvd, Kissimmee
sunsetwalk.com

Lake Louisa State Park

Camping, Glamping, Horseback riding, fishing,
kayaking, hiking
7305 Hwy 27, Clermont FL
lakelouisastatepark.com

GOLFING

Polo Park Golf Course & Pro Shop

1744 Challenger Ave, Davenport
863-424-3341

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Polo Park East Golf Course

525 Polo Park E Blvd, Davenport
poloparkeast.com

Orange Lake Golf

8505 W Irlo Bronson Hwy, Kissimmee
orangelakegolf.com

SHOPPING CENTERS

Posner Park (Best Buy, Target, Ross, Michael's ++)

1300 Posner Blvd, Davenport

Orlando Intn'l Premium Outlets (Disney, Nike ++)

5269 International Dr, Orlando, FL 32819

Rolling Oaks Commons (Target, Ross, Sephora ++)

3200 Rolling Oaks Blvd. Kissimmee, FL

The Mall at Millenia (Apple Store, Macy's ++)

4200 Conroy Rd, Orlando FL 32939

RESTAURANTS

Bonefish Grill

7801 W Irlo Bronson Memorial Hwy, Kissimmee
bonefishgrill.com

Chuy's

7913 W Irlo Bronson Memorial Hwy, Kissimmee
chuys.com

Rock & Brews

3284 Margaritaville Blvd, Kissimmee
rockandbrews.com

Lazy Dog Restaurant & Bar

8019 W Irlo Bronson memorial Hwy, Kissimmee
lazydogrestaurants.com

Bahama Breeze

8160 W Irlo Bronson memorial Hwy, Kissimmee
bahamabreeze.com

Many, many places to eat on 192 + 27

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Home Features

3 x Luxury King Bedrooms

1 x Twin/Twin Mario Themed bunkbed room

1 x Twin + Twin Mickey Themed room

Movie Theater with Immersive Star Wars Theme

Private South Facing Pool (+ optional pool heat)

Outdoor Poolside Cinema

Free WiFi throughout

Xbox game station + Retro Game classics

Fully equipped Kitchen with stocked Coffee Bar

Business Center w/ supplies

Fully Equipped Kitchen

Modern Living and Dining Area

Smart TVs in all bedrooms with streaming capabilities, Netflix + HBO

Wheelchair Accessible Shower, Single level home

Baby equipment (located in King 3 closet)

Outdoor lounge seating area (designated smoking area)



"1st Animatronic Dinosaur Villa"

Instructions for Movie Theater

1. Turn power on projector, using the green button on the white BenQ remote. You will see the light come through the projector lens
2. Turn on amplifier, set it to HDM1
3. Use the Roku remote to select your favorite movies, shows and music.

Thank You and Enjoy the Show!



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Instructions for X Box Game System

1. Power on TV
2. Power on X Box + select input option HDMI 2
3. Enjoy the included games such as "Halo Infinite", "Fortnite", "Roblox" and more. (Please note: sometimes guests download their own games from their own Xbox account, so you may see a game on the system which is not actually available because it is on someone else's account)
4. OR simply log into your own Xbox account to access your own user profile

Instructions for Retro Game System

1. Power on TV
2. Power on Retro Game System + select input option HDMI 1
3. Enjoy all your favorite classics, just scroll around and find your favorites – this game console uses the black controllers



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Instructions for Poolside Cinema

1. Please wait until dusk, it must be a little dark outside to see the screen
2. Stand close to the pool and press remote to bring down the screen, or use control on the side of the screen for up/ down



3. Turn on projector using the White projector remote
4. Turn on the JBL stereo system to Bluetooth for music or HDMI1 for movie screen
5. Use the Roku remote to select your favorite movies and shows.
6. ENJOY THE SHOW and when finished please turn everything off and bring up the screen

Thank you!

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4th of JULY :

If you choose to do fireworks, the field across the street is a good open spot to enjoy fireworks safely! Please do not use fireworks inside, or in back yard

Halloween:

This neighborhood gets LOTS of Trick or Treaters –

If you wish not to be disturbed – simply do not answer the door when they knock OR please let us know and we will be happy to put a note on the door

If you would like to participate, it usually begins at dusk and continues until about 9pm. Candy is available at Walgreens, Walmart, Publix and many other local stores

Space Shuttle + Rocket launches:

You can see rocket launches from the front of the house – from the end of the driveway, look toward the east (to the right, not towards Hwy 27 - the other way) For information/times of rocket launches please visit

www.nasa.gov; www.spacex.com

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Nearby Grocery Stores

All of these stores offer grocery delivery, pick up or you can shop in the store. If you require assistance with arranging grocery delivery please contact our office.



Walmart 550 US 27, Clermont



Publix 2430 US 27, Clermont



Aldi 9550 US 192, Clermont

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Welcome

to

"1st Animatronic Dinosaur Villa"

17212 Woodcrest Way

Clermont FL 34714

Wifi

1stAnimatronicDinoVilla
Password: FTPV2026

Emergency Numbers

Police/Fire/Ambulance
Dial **911**

Management 352-250-6968

House Rules

No Smoking/Vaping

No Pets

Community Quiet Hours
10pm – 7am, please be
considerate of neighbors

Linens

Bath towels, hand towels,
pool towels are located in
the Master Bathroom closet

Trash Day

Please place trash in the bins
on the side of the house

Green top bin is for recycle

Trash pick up is Monday
Morning + Thursday Morning

Check Out

Check out time is 11am on
the day that your reservation
ends.

Please allow ample time to
pack up and gather your
items - Thank you !

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Dinosaur Safety:

WOW! What an amazing dinosaur – just a couple of things:

IN GENERAL – Please don't touch – it's tempting but please just enjoy her from the outside of the safety barrier

PLEASE DO NOT:

- DO NOT climb up and try ride on her – she looks strong but she's not, and she's very expensive, so please.
- DO NOT Put you hand, arm, fingers, head, any body parts in his mouth – the teeth hurt, and the hydraulics close no matter what is in there, please don't touch. (ask me how I know this)
- DO NOT Swing form the tail – she will tip over and she's very, very heavy

Management is not responsible for any injuries resulting from misuse, abuse or touching of the dinosaur, damages will be charged.

Thank you for your cooperation!

Seguridad del dinosaurio:

¡WOW! Qué dinosaurio tan asombroso,
solo un par de cosas:

EN GENERAL – Por favor, no lo toques, es
tentador, pero por favor disfrútalo desde el
exterior de la barrera de seguridad

POR FAVOR, TENGA EN CUENTA:

1. NO subas e intentes montarlo – se ve fuerte
pero no lo es, y es muy caro, así que por
favor.
2. NO ponga su mano, brazo, dedos, cabeza,
cualquier parte del cuerpo en su boca : los
dientes duelen y el sistema hidráulico se
cierra, sin importar lo que haya allí, por favor
no lo toque.
3. NO se balancee de la cola : se volcará y
será muy, muy pesado

La gerencia no es responsable de ninguna lesión resultante del mal
uso, abuso o contacto del dinosaurio, se cobrarán daños.

¡Gracias por su ayuda!



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