

**WELCOME**



17212 Woodcrest Way  
Clermont, FL 34714

Guest Information

Clean, Comfortable, Close to the Magic  
[FloridaThemeParkVillas.com](http://FloridaThemeParkVillas.com)

# Florida Theme Park Villas

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welcomes you to

17212 Woodcrest Way, Clermont, FL 34714

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Hello! Welcome to "1<sup>st</sup> 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](http://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

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**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 **1<sup>st</sup> 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**.

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### **WiFi Access**

Network: **1stAnimatronicDinoVilla – Guest**

Password: **FTPV2026**

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

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### **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.

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### **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**.

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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!

FLORIDA  
THEME PARK  
VILLAS



WiFi: 1stAnimatronicDinoVilla

Password: FTPV2026

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

Please check out our website:

[www.FloridaThemeParkVillas.com](http://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

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

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

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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](http://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

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### **Urgent Care:**

Paramount Urgent Care  
352-242-1988  
628 US Hwy 27, Clermont, FL 34714  
[paramounturgentcare.com](http://paramounturgentcare.com)

### **Optometrist:**

Eye Specialists of Mid Florida  
352-394-8705  
1050 US Hwy 27 N Suite 1, Clermont, FL 34714  
[eyesfl.com](http://eyesfl.com)

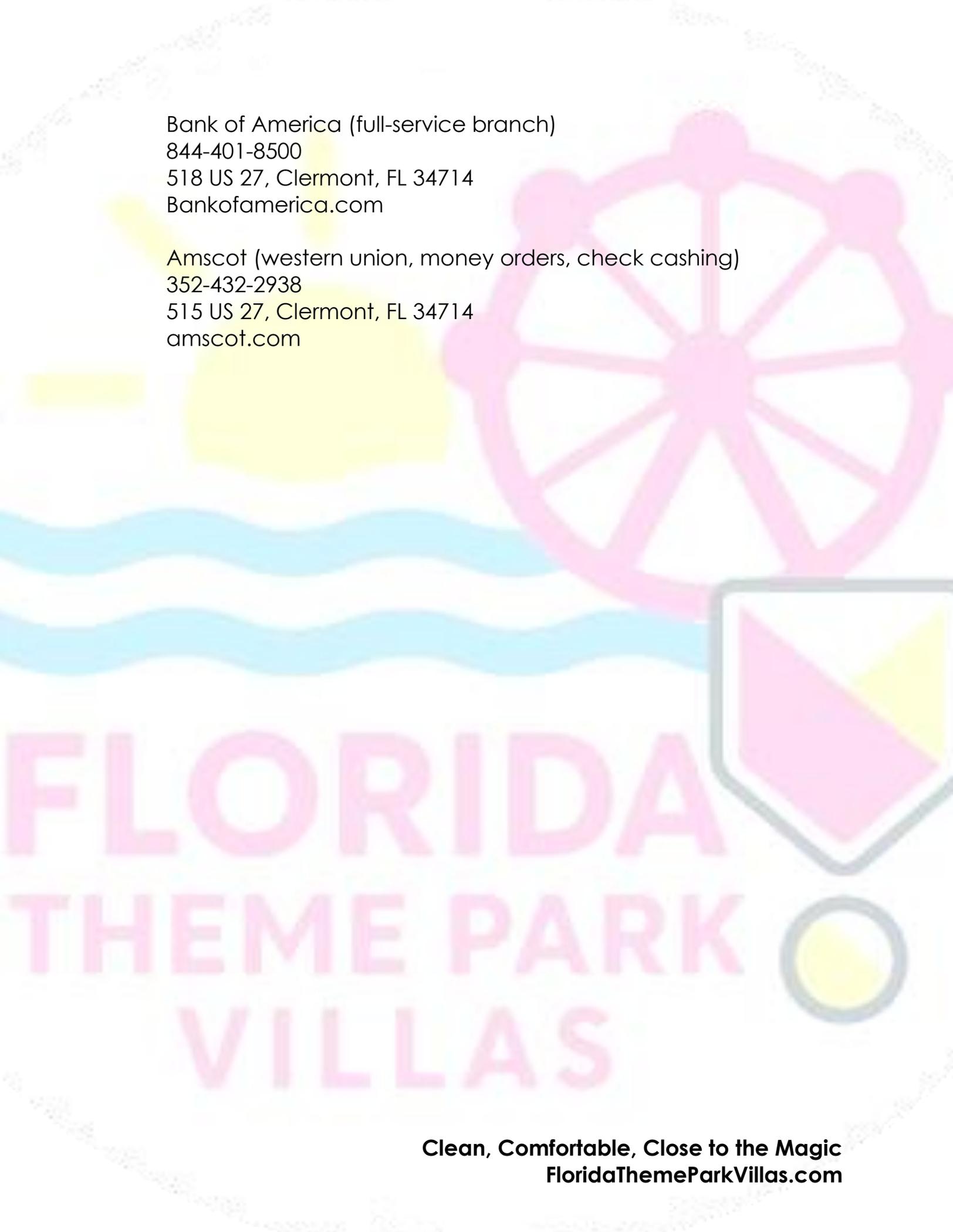
### **Dentist:**

Smile Crafters  
352-227-6122  
1100 US Hwy 27 N, Clermont, FL 34714  
[smilecraftersfl.com](http://smilecraftersfl.com)

### **Nearest Banks:**

Fairwinds Credit Union  
407-277-5045  
742 Cagan View Rd, Clermont, FL 34714  
[fairwinds.org](http://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

# FLORIDA THEME PARK VILLAS

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# Check In/Out

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**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](http://www.floridathemeparkvillas.com) for information

## **USE THE POOLSIDE CINEMA**

Please see the instruction sheet for POOLSIDE CINEMA or visit our website [www.floridathemeparkvillas.com](http://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  
formosawinery.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  
chuy.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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# ***"1<sup>st</sup> Animatronic Dinosaur Villa"***

## 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)



## ***"1<sup>st</sup> 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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## ***"1<sup>st</sup> Animatronic Dinosaur Villa"*** 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

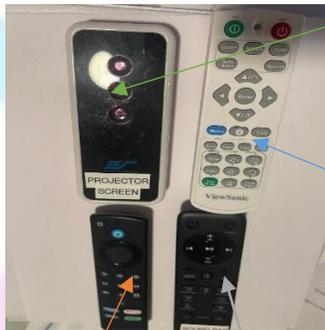
1. Power on TV
2. Power on Retro Game System + select input option HDMI 1
3. Enjoy all your favorite classics, just scroll around and find your favorites – this game console uses the black controllers



## ***"1<sup>st</sup> Animatronic Dinosaur Villa"***

### 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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# ***"1<sup>st</sup> Animatronic Dinosaur Villa"***

4<sup>th</sup> 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](http://www.nasa.gov); [www.spacex.com](http://www.spacex.com)

# 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

Publix 2430 US 27, Clermont



Aldi 9550 US 192, Clermont

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# Welcome

to

## ***"1<sup>st</sup> 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!*



## Welcome to Florida Theme Park Villas — Dog-Friendly Stay Guidelines

We're happy to welcome guests traveling with service dogs and well-behaved companion dogs. Our goal is to create a comfortable, safe, and enjoyable stay for *all* guests — including those with allergies, sensitivities, and accessibility needs.

To help us maintain high standards of cleanliness and comfort, we kindly ask that you follow these simple guidelines during your stay:

-  **Please keep dogs off furniture and beds**  
This helps us maintain allergy-friendly spaces and keeps the homes comfortable for every guest.
-  **Dogs must be on a leash at all times when outdoors**  
This keeps your pet safe and helps us respect neighbors and community rules.
-  **Please use the open field across the street for walks**  
It's the best spot for exercise and bathroom breaks.
-  **Kindly clean up after your pet**  
This keeps the neighborhood and yards clean and enjoyable for everyone.
-  **Dogs may not be left unattended in the home**  
This prevents stress for your pet and helps protect the property.
-  **Dogs are not permitted in the pool**  
This ensures water cleanliness and protects the pool systems.

Thank you for helping us maintain a welcoming, safe, and comfortable environment for all guests. We truly appreciate your cooperation and hope you and your furry companion have a wonderful stay!

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