



# Maidstone Villa

# WELCOME!

## FAQs, House, and Community Info



**1584 Maidstone Court**  
**Champions Gate, FL 33896**

**Note:** Navigation apps may identify the property in Champions Gate, Four Corners, or Davenport. Any of these locations work.



## Welcome!

---

We are delighted that you have decided to stay at Maidstone Villa! We hope your time here is amazing and you enjoy all that Champions Gate and the Orlando area has to offer! This letter should provide information for some frequently asked questions about the home, the neighborhood, and the surrounding areas. You will receive two additional messages in addition to this letter. One message will contain your personalized door access code for the villa itself. The other message will contain QR codes for gate access for your party (if we received your party's driver information ahead of time).

If you have any questions or any issues arise during your stay, please contact us through your booking platform messaging (the apps are especially great for this!). In the event of an emergency with the home, you can reach us at 615-785-8981. We may not always be able to pick up right away, but we will get back to you as soon as we can!

Ashli and Brett



# WELCOME!

## FAQs, House, and Community Info

### General Household Notes:

---

#### General Supplies:

The home is self-catering - you are responsible for supplying your own supplies and amenities during your stay. To make your arrival easier, we provide a "starter set" of basic supplies, including 1 roll of paper towels, 1 dishwasher pod, 1 sponge, 1 dish soap, 1 trash bag, 1 laundry detergent pod, and 1 roll of toilette paper, 1 soap, 1 shampoo, and 1 conditioner for each bathroom. Do not put liquid dish soap in the dishwasher.

#### Kitchen Supplies:

All dishes and appliances are available for your use. As the home is self-catering, we do not supply any food or beverage related items (including spices, seasonings, cooking sprays, oils, etc.). You are responsible for all food and beverage supplies. The home is equipped with a standard coffee maker which uses round filters. We leave a supply of filters when we visit which you are welcome to use, however, we cannot guarantee they are available. In this case, you are responsible for your own supply, if needed.

#### Refrigerator/Freezer:

The home is equipped with a standard residential fridge and freezer. Please note that loading the fridge all at once with room temperature items will impact its' ability to cool and may cause it to overheat. To avoid this, first stock the fridge with any cool/cold items you may have. Then, over time or as needed, add room temperature items. The fridge includes an in-door filtered water and ice dispenser. If you feel you might use a higher quantity of ice than what a typical dispenser can provide, it may be a good idea to purchase an additional supply.

#### Safety:

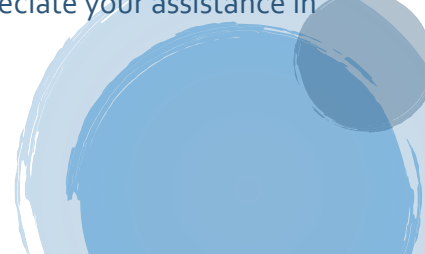
The home includes a fire extinguisher (located in the kitchen pantry), first aid kit (located in the kitchen pantry), smoke detectors, carbon monoxide detectors, and security cameras (located on the exterior of the home at the front, front door, and pool equipment). Additionally, the community features 24·7 security patrol.

#### Towels and Linens:

Bed linens, bath towels, pool towels, and kitchen towels are provided for your use. If you would like these items laundered during your stay, a full-size washer and dryer is available in the home for your use. You are responsible for supplying your own laundry detergent and fabric softener.

#### Cleaning Supplies:

Should you have any spills or messes you would like to address, a broom and mini vacuum are located in the kitchen pantry for your use. We also keep a supply of multi-purpose cleaning spray under the kitchen sink. You are responsible for any other supplies or items you may want during your stay. We appreciate your assistance in keeping our home nice!



## WELCOME!

### FAQs, House, and Community Info



### General Household Notes, Continued:

---

#### Thermostat:

Thermostats are located on the first and second floors of the home. Please do not leave doors and windows open with the thermostats running. Thermostat limits are 66°F - 78°F. The game room is in the converted garage, which is not climate controlled.

#### Pool and Spa:

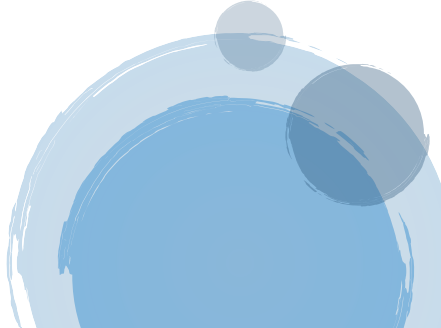
- The pool is approximately 10ft x 18ft and has a depth of approximately 3ft at the shallow end and 5.5ft at the deep end. Use of the pool and spa is at your own risk.
- **NO GLASS IN OR NEAR THE POOL OR SPA!** Plastic and acrylic cups are available for your use should you wish to have a drink while in the pool. You will be held responsible for any damage, injury, or service required due to broken glass.
- The pool is serviced and cleaned every Tuesday. Please do not swim while the service technician is there.
- The pool is heated to 86°F. When the spa is running (activated with jets), the spa is then heated to 100°F. To activate the spa jets and heat, turn the radial knob located inside the home near the back sliding glass door (it may take some time initially for the spa heat to increase). Note that the capability of the pool and spa heater is dependent on the environment temperature. If the ambient temperature falls below 70, these temperatures may not be achieved.

#### Trash:

Trash is picked up from the storage bench located in the front of the home. Trash pick-up is 7 days a week, except holidays, beginning at 7am. Please bag your trash and place it in the bench each evening. Trash must be bagged. Loose trash, liquids, and medical waste will not be picked up and may result in a fine. Please break down and neatly bundle any boxes you may have and place them near the bench for pick-up. If you have a large amount of trash or larger items to be disposed of, there is a dumpster located at the end of Interlocking Court.

#### Owner's Closet:

The locked closet is our personal storage area. Any attempt to unlock or access the items in this closet will result in termination of your stay and forfeiture of any monies paid.



## WELCOME!

### FAQs, House, and Community Info



#### Rules:

---

A reminder of some house rules, as outlined in the House Rules and/or Rental Agreement accepted at the time of booking. Failure to follow these rules may result in fines, fees, and termination of your stay.

- ✓ No parties, gatherings, or events.
- ✓ Maximum occupancy of the home is 16 persons.
- ✓ No smoking of any kind.
- ✓ No animals or pets of any kind.
- ✓ Please respect our neighbors. Quiet time is 10pm to 7am.



#### Check-Out 10am (Sorry, No late check-outs):

---

As much as we hate to see you go, it is necessary for our guests to complete all check-out items and vacate the property by the agreed upon check-out time of 10am. Failure to complete these items and vacate the property may result in additional cleaning fees and fines.

- ✓ Load all dirty dishes into the dishwasher and start the cycle to clean.
- ✓ Place all dirty/used towels near the laundry area.
- ✓ Please don't re-make beds. No need to strip them.
- ✓ Remove and/or dispose of all food from fridge, freezer, cabinets, etc.
- ✓ Bag all trash and place in trash bench.
- ✓ Double check drawers, cabinets, closets, under beds, etc. to make sure you have everything. Log out of any apps on TVs.

## WELCOME!

### FAQs, House, and Community Info



### Oasis Club at Champions Gate:

---

#### About:

The Oasis Club is "resort style" club for registered residents and guests of the Champions Gate Community. Featuring a 16,000 sq. ft. clubhouse complete with a full-service restaurant, including indoor and patio dining, state-of-the-art fitness center, aerobics room, business center, 26 seat movie theater, kids activities center, arcade room, Concierge, Guest Service/Ticket Sales, as well as an 82,000 sq ft. pool deck with zero entry heated lazy river, water slide, and kids interactive splash zone. You'll also find two regulation size sand volleyball courts, 130,000 gallon heated circle pool, spa, full-service Tiki Bar, daily activities, and a sundries stand.

[theoasisclubatchampionsgate.com](http://theoasisclubatchampionsgate.com)

#### Guest Access:

As our guest you have access to all amenities at the Oasis Club. Just stop by the front desk of the club with your QR code to obtain wrist bands.



### Nearby Golf Courses:

---

Champions Gate Country Club  
8950 Clifton Draw Dr.  
[Championsgatecountryclub.com](http://Championsgatecountryclub.com)

Champions Gate Golf Resort  
8575 White Shark Blvd.  
[omnihotels.com/hotels/orlando-championsgate/golf](http://omnihotels.com/hotels/orlando-championsgate/golf)

Highlands Reserve Golf Club  
500 Highlands Reserve Blvd.  
[Highlandsreserve-golf.com](http://Highlandsreserve-golf.com)

Ridgewood Lakes Golf and Country Club  
200 Eagle Ridge Dr.  
[Ridgewoodlakesgolf.com](http://Ridgewoodlakesgolf.com)

Mystic Dues Resort and Golf Club  
7600 Mystic Dunes Ln  
[Mystic-dunes-resort.com](http://Mystic-dunes-resort.com)

## WELCOME!

### FAQs, House, and Community Info



#### Nearby Restaurants:

---

Oasis Club Lounge  
1520 Oasis Club Blvd.  
[theoasisclubatchampionsgate.com/MenusChampionsgatecountryclub.com](http://theoasisclubatchampionsgate.com/MenusChampionsgatecountryclub.com)

Zen  
1500 Masters Blvd.  
[omnihotels.com/hotels/orlando-championsgate/dining/zen](http://omnihotels.com/hotels/orlando-championsgate/dining/zen)

The Wharf at Sunset Walk  
3274 Margaritaville Blvd  
[Wharfatsunsetwalk.com](http://Wharfatsunsetwalk.com)

The Proper Pie Company  
145 Ridge Center Dr.  
[Theproperpiecompany.com](http://Theproperpiecompany.com)

Auntie Pricee Soul Food  
42677 US 27  
[Auntiepriceesoulfood.com](http://Auntiepriceesoulfood.com)

The Fish and Chip Shop  
8281 Champions Gate Blvd  
[Facebook.com/thefishandchipshopCG](https://Facebook.com/thefishandchipshopCG)

Wine Bar George  
1610 Buena Vista Dr.  
[Winebargeorge.com](http://Winebargeorge.com)

Twistee Treat (ICE CREAM!)  
1200 Posner Blvd.  
[TwisteeTreat.com](http://TwisteeTreat.com)

And SOOOOOO much more!



## WELCOME!

### FAQs, House, and Community Info



#### Nearby Grocery and Department Stores:

---

Publix (Grocery)

8301 Champions Gate Blvd.

Publix (Grocery)

7800 Lake Wilson Rd

Florida Liquors (Liquor)

8305 Champions Gate Blvd.

Target (Department/Grocery)

5000 Grandview Pkwy

Walmart (Department/Grocery)

550 US Hwy 27

Walgreens (Pharmacy/Convenience)

8265 Champions Gate Blvd.



#### Other Nearby Attractions:

---

Mokara Spa

1500 Masters Blvd 8301 Champions Gate Blvd.

[omnihotels.com/hotels/orlando-championsgate/spa](https://omnihotels.com/hotels/orlando-championsgate/spa)

Champions Nails and Spa

42681 Hwy 27

[championsnailsandspa.com](https://championsnailsandspa.com)

Lake Buena Vista Factory Stores

15657 S Apopka Vineland Rd

[lbvfs.com](https://lbvfs.com)

Mall at Millenia

4200 Conroy Road

[mallatmillenia.com/shopping-dining/](https://mallatmillenia.com/shopping-dining/)