

## Features

- Master bedroom with En-Suite
- Double Bedroom
- Two Twin Rooms
- Separate bathroom
- Large open-plan living area
- Fully-equipped kitchen including dishwasher, tumble dryer and washing machine
- Air-conditioned throughout
- Cable TV, DVD and VCR
- Bed Linen and towels provided
- Solar-heated, private screened pool overlooking gorgeous lake
- Free high-speed internet access

## Surroundings

### Within 5 minutes

- 2 grocery stores
- Local Shops
- Restaurants
- Prime Outlets at Ellenton

### Within 10-20 minutes

- Gulf Coast Beaches
- Golf Courses
- Anna Maria Island
- Downtown Sarasota

### Within 30-45 minutes

- Tampa and Tampa Bay
- Busch Gardens Amusement Park
- Adventure Island Water Park

### Within 90 minutes

- Orlando
- Disney Attractions and Sea World



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**Information and Price List**



## About River Pointe Villa ...

River Pointe Villa is located in a peaceful, residential boating community just a few blocks from the Manatee River in Bradenton. Rental properties in River Pointe are restricted to only a few, so most people are full-time residents.



Just a 10 minutes drive from the villa are miles of superb white, sandy Gulf Coast beaches and the Orlando attractions are only a comfortable 90-minute drive away. All amenities are nearby, including numerous restaurants, 2 supermarkets, video rental and petrol stations.

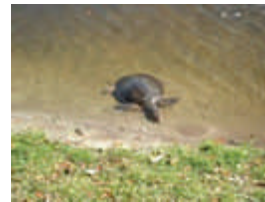
Set on a lake abundant in wildlife, the views from the pool and house are stunning. The villa consists of 4 large bedrooms, two bathrooms (one en-suite), an open plan living/formal dining area, fully fitted kitchen with informal dining, laundry and double garage. The patio doors lead out to a covered patio and solar heated swimming pool which is floodlit for evening swims/ bbq's.

All conveniences are here including washing machine, tumble drier, dishwasher, cooker, microwave, iron, hairdryer and central air conditioning/heating. All linens and towels are provided. High-speed internet access is available free of charge. The villa is looked after by a management company as are the gardens and the pool. Maid service is provided between lets.

The Pool



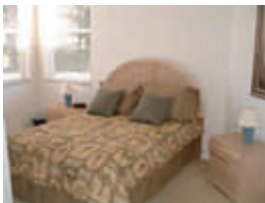
The Lake



Living Room and Kitchen



The Master Bedroom and Double Bedroom



For more photos, please visit our website at:

[www.riverpointevilla.com](http://www.riverpointevilla.com)

## Price List



**Low Season** £600 / \$900  
Nov-Mar, excluding Christmas,  
New Year and Easter

**High Season** £700 / \$1050  
All other times

**Electric pool heating £75 / \$120 per week.**

**All prices include Florida State Sales Tax.**

**Please note discounts are available for bookings over 2 weeks.**

\*Maximum Occupancy 8 people