

**A WARM**

**WELCOME**



**A GUIDE FOR YOUR STAY WITH US**

---

# CONTENTS

CHANTILLY CHATEAU



**WELCOME HOME**  
**A NOTE FROM YOUR HOST**

1



**EMERGENCY  
CONTACTS**

2



**NAVIGATING  
YOUR HOME**

3



**LOCAL GUIDE**

4



**CHECKING OUT  
BOOKING AGAIN**

5

---



# WELCOME

*Bonjour!*

Welcome to Chantilly Chateau! I am so happy to host you! You are one of the lucky few who has found a place far enough away from the crazy tourism, but close enough to be able to scoot in and out of the best theme parks in the nation (yes, Disney World is the best, no biased opinions, just stating pure facts).

This manual will serve as a guide to help you with feeling comfortable here in the home, as well as introducing you to your surroundings here in Orlando and Davenport.



This is likely something you'll only read if you actually get to stay home for a minute or two alone, so I'll try to keep things as brief and direct as possible!

Now that you've gotten your luggage and everything settled in the rooms, grab a cup of coffee and kick your feet up while you browse through the information here. If you have time to at least flip through the pages, you'll feel a little more comfortable through your stay. If this has already lost your attention – have no fear! Plenty of guests have come and gone without knowing much of the fabulous information I'm offering here and they still have a WONDERFUL time.

*Merci!*



*Shhhh!!!!*

## DON'T TELL THE BOOKING AGENTS

I would love to help fabulous repeat guests stay here without paying booking fees!

Just leave the home in great condition, and book directly at:  
**Adventures2Neverland.com**

NOTE: If you send me a message on a booking platform, I'm limited with what I can say through the messages there.

**To book directly and save the fees:**

Visit [Adventures2Neverland.com](https://Adventures2Neverland.com)

## A WARM WELCOME FROM YOUR HOST

Again, welcome to Chantilly Chateau! This is definitely a page you can skip if you're short on time and you're looking for a place to eat or the phone number for the fire department if you failed at cooking something (call 9-1-1 and read no further). However, if you'd like to know a bit more about your host, then read on!

This home is owned by a family of teachers, and I am your host! My name is Amy, and I'll be the one you contact directly. I'm married to an amazing man, and we have 3 beautiful, smart, sweet, hard-working daughters that we love to travel with, and this home allows us to hit the Disney parks a few times a year. We're not a large property management company that has a few dozen somewhat dirty/tired homes that are never visited by their owners. We love this house, and we worked our tails off (with those incredible daughters) to make this a home that you would love as much as we do.

In this guide, you'll find our personal favorite places. We're a family that likes to dine cheap and easy, and hit Disney as much as possible, so our favorites might not be the same as yours. You have been warned!

So, with that being said, this is your guide to keep safe, have an easy vacation, and get the cleaners to leave an excellent review of you and your stay so we can host you again!

*Amy*



# EMERGENCY

## Contacts



### YOUR HOSTS

AMY CUNEO

P: 1-360-320-0667

Text is best

CHRIS CUNEO

P: 1-360-929-6163

Back-up emergency (text)



### MEDICAL EMERGENCY

CALL 9-1-1

in case of  
emergencies

ORLANDO HEALTH ER

T: 1-352-536-8821

A: 16966 Cagan Ridge Blvd, Clermont, FL



### HOME UTILITY EMERGENCY

Call/Text Amy first, but if water is leaking or there is  
an electrical or plumbing emergency, call Tom.

P: 1-863-236-7625 (emergencies only, please)



### WHEN ALL ELSE FAILS

Call LeeAnn, a friend who is very familiar with the home.  
(Try Amy first)

P: 1-863-282-4078



### ROADSIDE

CLONE TOWING AND AUTO SERVICE

P: 1-508-208-0258

# GETTING COMFORTABLE

# HOUSE GUIDE

Below are a few helpful tips and instructions on how to make your stay more comfortable and enjoyable!



## TEMPERATURE

There is one thermostat upstairs, and one downstairs. Please leave the fan set to "AUTO." The system will allow you to set each thermostat to temps between 70 and 76 degrees.



## INTERNET

Network Name: Chantilly Chateau

Password: havefun!



## HOT TUB

There is a poolside remote near the hot tub. Push the Spa button to switch the heater from the pool to the spa, to heat the spa for 1 hour. Note: excessive spa use will make for a cold pool!



## POOL LIGHTS

Quiet Time is at 10:00 pm sharp. Neighbors WILL complain to me and the HOA if folks are outside making any noise after 10 pm. Pool lights go off automatically at midnight.



# HOUSE GUIDE

Below are a few helpful tips and instructions on how to make your stay more comfortable and enjoyable!



## TRASH

### Attention Sunday Night Guests!!!

Wheel trash cans to the curb, wheels against the curb. Trash will be emptied early Monday morning. When it's emptied, please roll them back behind the white fence.



## POOL ALARM

AHHH!!! What's that horrible noise coming from the patio slider? That will keep your group from wandering out onto the pool deck and falling into the pool. Don't need the alert? Switch it off!



## DISHWASHER

- Rinse all food particles off dishes before putting them in the dishwasher.
- Run the disposal to clear clogged food before starting the dishwasher.
- ONLY use dishwasher TABLETS please.



## DISPOSAL

- The garbage disposal should not be used as a trash can.
- Large food pieces should be scraped off plates and into the trash can.
- Run water during and after running the disposal.

# TIPS FOR YOUR STAY

*Below are some guidelines for using the appliances and equipment in the home. Please read carefully to avoid embarrassing phone calls to fix avoidable problems. Guests that clog the disposal and drain line with an entire meatloaf will certainly get laughed at, and possibly charged a plumbers fee (yes, it's happened).*

*NOTE: Please do not run appliances while they are unattended (washing machine, dryer, dishwasher, oven, microwave). These are all standard home appliances and can fail at any time. The directions below are not unique, your appliances at home will love you more if you treat them like this.*

## **DISPOSAL**

**1** The garbage disposal should not be used as a trash can. Large food pieces should be scraped off plates and into the trash can.

## **DISHWASHER**

**2** Run the disposal to clear clogged food before starting the dishwasher. ONLY use dishwasher tablets.

## **KEURIG**

**3** This is expensive, and it's made with thin plastic. Please refill the water chamber carefully. Use the medium size button for our coffee cups.

## **WASHING MACHINE**

**4** This is tempting to sit and watch it spin. You will get sea sick if you do this. Fact.

## **DOOR ALARM**

**5** This is a little device at the top of the sliding door that you can switch to OFF if everyone knows how to not fall into a pool.

## **WINDOWS**

**6** Please leave the windows closed, unless you actually have the AC off. Which is theoretically impossible in Florida.







# HOUSE RULES

THE GRUMPY PORTION OF THE MANUAL



## NO SMOKING

First, smoking is bad for your lungs. You should really quit. It ends very, very poorly. Second, everyone else really does hate the smell, and my insurance company will spend a lot of your money to rid the house of any tiny trace of smoke smell, even if it just traveled in through an open window or door.



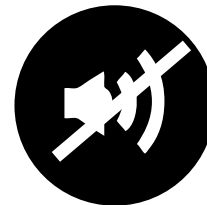
## NO PARTIES

What constitutes a party? Basically, having more people in the house than are booked with your reservation. And/or, playing loud music and/or being disrespectful to the neighbors. There are cameras on the home perimeter, and neighbors have cameras. If you attempt a party, be prepared to pay extra fees and not be able to book with Airbnb/VRBO again. Like, ever.



## NO PETS

We've had Airbnb bill guests \$550 for guests that have brought pets in; this potentially could be much more. If you have a dog that's looking up at you right now, that you wrapped in a towel and you thought no one would know, your best bet is to contact me super quick to find out what to do. That'll be cheaper than me billing you for it later.



## QUIET TIME

It was all over the ad when you booked, but this neighborhood does not work well for parties or nighttime noise. From 10:00 pm until 8:00 am, the next door neighbors should not be able to hear you, from inside or outside the home.

# GETTING AROUND



## PARKING GUIDELINES

Two cars will fit in the driveway. Please do not park in the street, across the sidewalk, in the grass, or in the neighbor's driveway. Just park like civilized people park in the driveway, and do not walk through the planters.

## MORE INFORMATION

There is a lot more information, including fabulous Disney tips, on our website:

[chantillychateau.us](http://chantillychateau.us)  
Password: havefun!

## GROCERIES

There is a Publix Market on the corner of Sand Mine and HWY 27, about a 10 minute walk. Fantastic, HUGE deli sandwiches, great to order the night before and grab on the way to the parks or beach! We are not fans of the grocery shopping, so we most often get Walmart groceries delivered. Website or app, order 2-3 days ahead, and it's very easy to use and quite reliable. Cheaper than Publix!

## UBER

Uber is surprisingly good for transportation. Depending on your group size, it might be worth it to Uber to Disney instead of paying for parking (get the app). I don't love Uber Eats because it just takes too dang long to order for everyone.

## TOLL ROADS

Your best bet is to grab a Sunpass transponder at Publix, or carry a bunch of quarters if you plan on driving on unknown freeways.



OUR FAVORITE

# PLACES TO SEE

DAVENPORT/ORLANDO



## DISNEY WORLD

By far, the best and possibly only reason to come to Florida. There are gorgeous places to visit in Florida, but come on. It's DISNEY WORLD. Go there. Get sick on churros and Dole Whip. Even on a packed day, just find a good spot to sit, listen to the music, and be in awe of the amazing talent that goes into that place. Each of the 4 parks is incredibly special for their own reasons.



## SEA WORLD

If you can get over the killer whale and animal rights controversy, Sea World is a fantastic park - especially for younger kids who can sit and watch animals FOREVER, and for teens who want the incredible thrill rides. In our opinion, the thrill rides at Sea World far surpass those at Disney World and Universal - perhaps all of their rides put together. Plus, check into their dining pass! It's unlimited food ALL DAY. That turned out to be quite a good deal, especially if you have family members who can share food!



## OLD TOWN KISSIMMEE

*Old Town, 5770 West Irlo Bronson Memorial Highway, Kissimmee, FL*

Smaller theme-park-free shopping, dining, and rides. This definitely has more of a carnival feel, and there are quite a few 16-22 year olds in the evenings. But it has a good vibe, and not a long drive for something to see and do. No admission fee!



## SIESTA BEACH

*810-846 Beach Rd, Siesta Key, FL 34242*

If you want the sugar-sand Florida beach experience, this is definitely the beach to run to. Yes, it can be a drive out there depending on traffic. But it's totally worth it. Parking is free (so get there early). Nice bathrooms, sometimes outdoor entertainment. Overall very safe, clean, and kid-friendly. Then hit Old Town Sarasota a few minutes away for adorable gift stores, live music, outdoor dining, and ice cream shops.

---

LOCAL

# THINGS TO DO

IN ORDER OF OUR FAVORITES

---



## MAGIC KINGDOM

If you only have one day to do something expensive, this is what you need to do.



## ANIMAL KINGDOM

Beautiful Disney park, with lots of shade on hot days. Flight of Passage is a priceless experience.



## EPCOT

Known for small, creative food dishes, perfect for strolling around the World Showcase and sight seeing.



## HOLLYWOOD STUDIOS

Best for Star Wars and Toy Story Lands, Disney's 1930s Hollywood themed park. With a park hopper ticket, Skyliner over to Epcot in the evening for dinner.



## UNIVERSAL STUDIOS

Harry Potter land is incredible, but you need a 2-park ticket to ride the train for the other half! Bourne Stuntacular is a MUST. Very well done park!



## IS. OF ADVENTURE

The other half of Harry Potter, along with shows, Dr. Seuss, Jurassic Park, King Kong, etc. Again, a very nicely done Universal park.



## SEA WORLD

Lower on the list, but we love it here and highly recommend it! Plenty to do with or without the thrill rides. Ideal for grandfolks and younger kiddos.



## WATER PARKS

Disney, Universal, and Margaritaville all have their own water parks! Check out Discovery Cove for a very unique experience!



## GATORLAND

Very fun family destination, especially if you have kids that would love to see hundreds of real alligators before heading home!



---

ACTIVITY GUIDE

**LOCAL  
THINGS  
TO DO**  
*besides theme parks!*

SECTION 4

---



EVEN MORE

# THINGS TO DO

THE FLORIDA BUCKET LIST



## MANATEE SWIM

An AMAZING experience!!  
This is a winter activity in Crystal River. Totally worth it. We used a private boat with Fun2Dive.com



## HOT AIR BALLOON RIDE

These go right over the neighborhood! All local companies have almost 5 stars on Yelp. Air Hound Adventures is the closest, 5-star company.



## STATE PARKS

Lower cost day activity. The state parks give you a taste of real Florida. Lake Louisa State Park is only 15 minutes away, with a lot of activities.



## DISNEY SPRINGS

It's like FREE Mainstreet Disney (except for parking). Outdoor shopping with entertainment and a ton of dining options.



## SUNSET WALK

Located in Margaritaville about 15 minutes away, another fun outdoor shopping & dining experience.



## ICON PARK

More than 40 amazing restaurants, funky bars, boutique shops and can't-miss attractions, all anchored by the 400' tall Wheel. Guests have loved it!



## BEACHES

Siesta Key Beach is a MUST-SEE for out of state visitors. We've heard other beaches are great, but this is one is beautiful.



## AIRBOAT RIDE

Another must-do activity in Florida! Airboats operate by a huge fan, so they can skim across swamps into uncharted territory.



## KISSIMMEE LAKEFRONT PARK

A beautiful park on a huge lake, walking path around the lake. Perfect for a free family day.



# OUR FAVORITE PLACES TO EAT



## TEXAS ROADHOUSE

7973 W. Irlo Bronson Memorial Hwy., Kissimmee, FL 34747  
407.787.3778

This place is an unexpected surprise! They'll cut steaks any way you want them. Service is fantastic. Bread is so good you have to pace yourself to not eat too much before dinner gets there. Salmon and steaks were great, along with everything else. We were very impressed! They have a great waitlist system - call ahead and they'll text you a link.

## FORD'S GARAGE

3210 Margaritaville Blvd, Kissimmee, FL 34747  
407.815.3673

This place is a very fun and casual experience. Hamburgers stamped with the logo, fun food presentation, friendly servers, not too noisy or expensive. Plus, it's at Margaritaville, so it's a nice place to walk around and get drinks or desserts afterwards.



## OLIVE GARDEN

8136 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747  
407.396.2560

If you spend a lot of time in the US, then this one isn't new! We love Olive Garden for the all-you-can-eat salad and bread sticks that comes with every dinner. We shoo the server away until we get at least 2 rounds of salad. You can also get the unlimited soup, and that makes for quite a cheap, good, and filling dinner.

## CULVER'S

9070 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747  
407.239.1203

Okay, yes, it's a fast food chain. We obviously don't get to nice restaurants often. But this place has simple, GREAT hamburgers. And cheese curds. You can't come to Florida without eating cheese curds at some point. This is a perfect stop on the way into Disney; it's on the right side of Irlo Bronson (aka 192), and easy to get in and out to fill up before the parks.



# CHECK OUT

## CHECKLIST

1

### TOWELS

Gather up all bath towels that were used. Wash and dry 1 load of white towels, if you have laundry soap left. These take the longest to dry, and keep our wonderful house cleaners here for over an hour longer than expected.



2

### BEDS

Do NOT make the beds! And definitely no need to strip the beds. If anyone touched a bed, please leave it nice and messy. Leave any used sheets or blankets on the ground or unfolded on the bed.



3

### KITCHEN

Any food that is relatively unused can be left in the fridge and/or pantry and this will get donated to local families who can use it.



4

### PACK YOUR STUFF

Check around under beds, in drawers, around the pool, etc. for your items. Historically, left behind items never get claimed. Thus, any items left behind will get donated to local families who can use them.



5

### PACK YOUR KIDS

I have enough, as do the cleaners. Any children left behind will get donated to local families who can use them.



*We hope you enjoyed your stay!*



A photograph of a swimming pool at sunset. The pool is in the foreground, with a blue tiled edge. A white rectangular text box is centered over the pool. The background shows a sunset sky with orange and pink hues, and a black metal frame structure over the pool. A small, colorful, geometric sculpture is visible in the water near the bottom center.

# LEAVE US A REVIEW

I am so happy that you tried out our home! I sincerely hope Chantilly Chateau earns a 5-star review with you! When you leave a review, keep in mind that a 4-star review tells other guests that your stay was ok, but you wouldn't come back (and us teachers will have a hard time getting this booked enough to keep it). If there is anything that causes you to not leave a 5-star review, please let me know!

In return, I know how important my reviews are of you. Hosts read guest reviews before accepting a reservation, so I know how important it is that I leave you a 5-star review as well.

*Amy*

THANK YOU FOR YOUR FEEDBACK!



# REBOOKING

## *Coming Back?*

Did you love your stay so much that you would like to come again?

Would you like to book your stay without paying a ton of commissions to booking platforms? (You were likely charged 15% just to use a booking platform like Airbnb, VRBO, or Bookings.com)

Are you willing to book with a contract and security deposit in order to save that 10-15%?

Have you been EXCELLENT guests?



If that all sounds like you, then I would love to have you back!

Just go directly to:

**Adventures2Neverland.com**

Then click on "Private Pool Homes" on the right. Adventures to Neverland LLC is a small travel agency owned by Amy (your host), specializing in Disney and Universal vacations. Contact me if you'd like to try your next vacation at a Disney resort or cruise!

If you have any questions, be sure to text me directly. Once you contact me through Airbnb or VRBO, I can't help you book outside of them. Text me at 360-320-0667 if you have any questions!

*See ya real soon!*



# YOUR NEW

# Travel Agent

SCAN ME



## ADVENTURES TO NEVERLAND

SPECIALIZING IN DISNEY AND UNIVERSAL  
RESORTS, CRUISES AND PARK TICKETS

My services cost you absolutely nothing! I am here to help you book the right theme park tickets and get your reservations hassle-free. In most cases, there will be an outstanding perk for YOU if you book your next trip with me.

If you liked staying here, you'll probably love our other home as well! As mentioned before, I can save you money if you book directly with me.

However, you might want to try something new! A luxury Universal Resort, perhaps? Maybe a Disney World Resort with amazing amenities and activities for the family? Or better yet, maybe stay here again, and tack on a family cruise for a few days before heading home!

Visit **Adventures2Neverland.com** to take a peek at what you can try for your next vacation! Text me if you have any questions, and I'll get all of your questions answered. And remember, this service is entirely free for my fabulous guests!

# Make Vacations Easy