

**Top Reasons People Stay With Us
For Our Anaheim Disney Resort Estate**

Phone: (714) 772-1057 - Direct Phone No. to Property - "Voice Mail" After 3 Rings.

Email: Jodin90210@aol.com

www.anaheimdisneyresortestate.com

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1. Location, Location, Location

The Property is Located in a Quite and Safe Residential Neighborhood, that is Centrally Located Here in the Anaheim Resort; High Stucco Walls; and is Gated and Fenced in Front. The Address of the Property is:

1306 South Feather Street
Anaheim, California 92802

To see the Superb Location of the aforementioned Property, on Mapquest, please visit mapquest.com and enter the address above.

2. Largest & Closest Property in Anaheim Resort, Under 2 1/2 Blocks to FREE Disney TRAMS

This was the 1st Vacation Rental Property Rental Property in the Anaheim Resort. It is the Largest and Closest Residential Property in the Anaheim Resort (i.e., Less than a Short 2 & 1/2 Block Walk) to where You get on the FREE DISNEY TRAMS that will take You to the Main Gate of Disneyland; Downtown Disney; and Disney's New Theme Park: "California Adventure."

There is also an Anaheim Resort "Red Trolley" Bus Stop ("ART"), www.rideart.org, Located Around the Corner and Across the Street from the Residence, that will take You to the Anaheim Convention Center; Anaheim Amtrak and Metro Link Station; The Crystal Cathedral in Garden Grove; Edison Baseball Stadium; The City Block Outside Mall; Etc., With Very Prompt Service Every Twenty (20) Minutes during their Hours of Operation.

The Property is Less than a 3 Minute Car or a \$5.00 One Way Cab Ride, for as Many Persons that will Fit in a Regular Taxi or Cab Van to the Anaheim Convention Center, as well as the Anaheim Outside Bus Terminal Located Across the Street from Disneyland on Harbor Blvd;

3. This is a Good Property for Family Reunions and Get-Togethers, as well as Business Traveler's Here for Convention and Conference Related Activities at the Anaheim Convention Center; and In and Around Town.

4. Private Use of All Facilities

As Mentioned above, We Only Rent Out this Property to One (1) Client Guest Group at a Time. When Renting Out Our "Spanish Style Poolside Guest House "Casita," You and Your Group would have the Sole/Private Use of the Swimming Pool; Spa; Patio Areas of the Swimming Pool and Spa; Patio Barbecues; "Casita" Court Yard (i.e., With Lion Wall Fountain, with 600 Pond Base, and New Wrought Iron Table and Chairs); As well as the Gated and Fenced Motor Court in Front of the Residence;

5. Can Accommodate Small - Large Groups

The Property can Accommodate Small, Medium, and Large Group's of People;

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6. Property Layout

When Renting Out All the Areas/Sections of the Property that We Currently have Available for Rent, We have:

- A. A Total of 14 Individual Beds (i.e., 3 Queen Size Beds; 3 Full Size Beds; and 8 Twin Size Beds (3 of Which are Very Comfortable "Roll A Way" Beds));
- B. 6 Private Individual Bedrooms;
- C. Currently, 4 Full Size Bathrooms (i.e., Which Include Sink; Tub; and/or Shower; & Toilet), One of Which was just Recently Completed for Our Upstairs' Rental Unit. Two (2) Additional Bathrooms are in the Process of being Built when Guests are Not Staying Here. No Deadline is given for their Completion;
- D. 1 Newly Refurbished Kitchenette for Our Upstairs' Rental Unit, with Back Splash with Colorful Tiles from South America;
- E. 3 Living Rooms;
- F. 2 Fireplaces;
- G. 4 New Washers & 4 New Dryers;
- H. Private Swimming Pool & Spa;
- I. 4 Patio Areas;
- J. 4 Barbecues;

7. Gated and Fenced

Gated and Fenced Motor Court in Front of the Residence.

8. Gorgeous Private Pool Surrounded by Fountains and Plants

Because the Swimming Pool and Spa are Only for the Client Guest Group Staying Here, You and Your Group would Not have to Share the Pool and the Spa with Hundreds of Other Guests, like that when Staying at a Hotel. The High Block Stucco Walls surrounding the Swimming Pool and Spa Areas, along with the Hundreds of Plants and Fountains, give One a Sense of Tranquility and Relaxation. Just to let You now, The Swimming Pool Contractor just Recently Finished the Refurbishing of the Swimming Pool with New Mexican Design Tiles, and New Plaster. The Swimming Pool looks absolutely Beautiful;

9 2 Laundry Rooms

The Property has 2 Laundry Rooms. The Lower Level Accommodations of the Residence has 3 New Washers, and 3 New Dryers. Our Upstairs' Rental Unit has 1 New Washer, and 1 New Dryer. All Machines are "Coin Free" which Allow for a "Quick Turn Around Time" of doing One's Laundry while You are Here;

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10. Owner Nearby

When a Guest Group is just Renting Out the Lower Level Accommodations of the Residence, The Owner of the aforementioned Property and His Other Personal Assistant Generally Stay in the Upstairs' Rental Unit. The Good Thing about that is that they will Wash, Dry, and Fold Your Towels; Let You know of Good Places to Shop and Eat; and Clean the Swimming Pool and Spa, as Needed. Other than that, they are Basically Out of Your Hair. They have their Own Private Stair Case, and Side Gate Entrance to the Property to come and go;

PLEASE NOTE: We are in the Final Stages of Competing a New Caretaker's Quarters for this Property, by the Side Gate Entrance to the Property. The Owner and His Other Personal Assistant will be Moving into these Accommodations Shortly. Their Accommodations have been "Sound Proofed" like a Professional Recording Studio, so as Not to Disturb Our Guests Staying at the Property, and Include their Own Private: Kitchen Facilities; Bathroom; Living Room Area; Office; Sleeping Quarters; & Laundry Facilities. They do Not Use the Outside Amenities (i.e., The Swimming Pool; Spa; 4 Patio Areas; 4 Barbecues; Or the Gated and Wrought Iron and Brick Fenced Motor Court in Front of the Residence when Guests are Staying Here);

11. Air Conditioned

All Rooms/Areas of the Residence are Air Conditioned.

12. Beach

The Beach is Only 30 Minutes Away from this Property by Surface Streets or Freeway; and

13. Very Popular Property

Lastly, this is a Very Popular Rental Property Located Here in the Anaheim Resort for the Regular Tourist Type Guests, as well as Business Travelers Here for Conventions and Conference Related Activities at the Anaheim Convention Center, as well as In and Around Town. Therefore, What is Available One Moment in Time, May or May Not be Available If You Decide to Check Back Later Regarding Availability on this End.