

VILLAGE OF  
*La Casa  
Del Sol*

2026 - 2027 Leasing Information



# VILLAGE OF La Casa Del Sol



Thank you for your interest in Village of La Casa Del Sol! We hope that you will join us for a lifestyle of friendship and fun times in the Florida sunshine.

Below is a list of items included in this informational packet for your review.

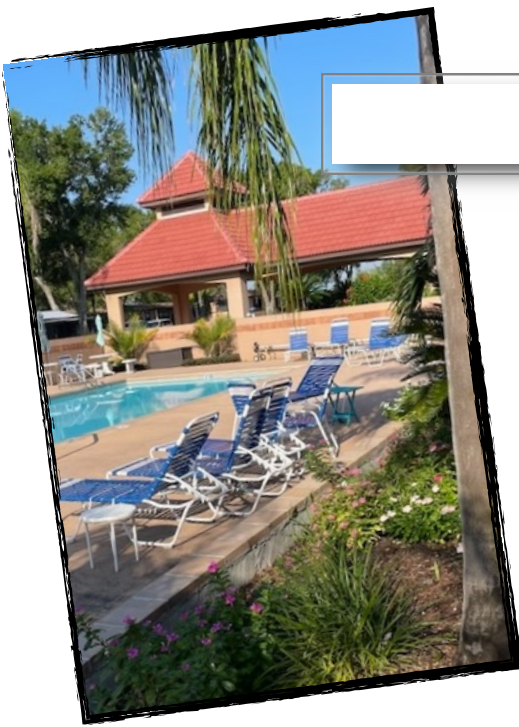
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In addition, your packet may contain these items in the side pockets:

- Park Map
- Application
- Lease
- Park Rules





## INTRODUCTION

Village of La Casa Del Sol is a truly unique community for adults 55+, located in a quiet area about 40 minutes from Disney World in Central Florida. Our community is home to winter and year-round active adult residents from throughout the United States and Canada. Many of these residents (affectionately called “snowbirds”) escape to a leisurely life of Florida sunshine rather than digging out of snow storms every winter in their hometown up North. Village of La Casa Del Sol is the perfect winter escape, providing a great combination of resort-living, community friendship, and affordability.

Our community features over 300 home sites with 1 bedroom / 1 bath cottages for lease. These homes were once used by Disney World at their Fort Wilderness Resort and were meticulously designed and planned for comfortable living. The homes have since been moved to our location and setup at ground level for easy access (most homes have only one small step). Unlike an apartment or condominium, these cottages are your own small home with separate walls and surrounded by trees and grass. The homes are around 500 square feet and are the perfect size for one or two adults and an occasional guest. The homes feature an eat-in kitchen table for meals, a pull-down “murphy bed” in the wall for guests, and a decent sized bathroom. For convenience, the homes also come furnished with a queen bed, dresser, couch, some kitchen items, and dishes. For additional living space and enjoyment of the outdoors, we also have screen rooms or other upgrades available as an option. We invite you to look at our cottage floor plan on Page 5 of this packet.

Perhaps one of the best highlights of Casa Del Sol is our first-rate clubhouse facility. Designed with beautiful Mediterranean tile-roof architecture, the clubhouse provides 7000 square feet of leisure space for community residents. Amenities include a heated pool and hot tub, large meeting room, pool table room, laundry facility, library, exercise room, darts, and shuffleboard. Each week our clubhouse hosts numerous activities and fun events coordinated by residents and our activity director. This community involvement makes Village of La Casa Del Sol a special place for friendships new and old.

Thomas Edison and Henry Ford spent winters in Florida enjoying each others friendship and studying the surrounding tropical paradise. They wanted to take care of their health and live long lives. Edison said, “I would like to live about three hundred years. I think I have ideas enough to keep me busy that long.” Like Edison and Ford, our Residents enjoy the nice sunny winter weather, each others’ friendship, and La Casa Del Sol’s activities. We invite you to join our community and have your own home in the Florida sunshine.

## SOCIAL ACTIVITIES

Whether you spend an afternoon playing games with a friend, or participate in a weekly planned activity, there are many opportunities for fun and companionship during the winters at Village of La Casa Del Sol. Our activity director/coordinator works with residents to plan fun weekly events and special events such as theme dinners, bingo, barbecues, day trips and charitable work during the winter months. Resident input is appreciated, and there is truly something for everyone. Please take a look at the Sample Event Calendar on the next page to see how many fun social events our community offers.



### THINGS TO DO:

- ✓ Golf Tournaments
- ✓ Barbecues
- ✓ Non-denominational church service
- ✓ Theme Dinners
- ✓ Trips to Beaches
- ✓ Ice Cream Social
- ✓ King & Queen Dance
- ✓ Charity Work at *Give Kids The World* (Kids visiting Disney w/ *Make-A-Wish*)
- ✓ Line Dancing
- ✓ Community Coffee Hour
- ✓ Shuffleboard
- ✓ Pool tournaments
- ✓ Bingo
- ✓ Swimming Pool Exercise Class
- ✓ Game night
- ✓ Woodworking
- ✓ Fashion show
- ✓ U.S. / Canada Day Parade
- ✓ Art & Painting Lessons
- ✓ Pancake Breakfast
- ✓ Bridge & Card Games
- ✓ Nintendo Parties
- ✓ Many More

# SAMPLE ACTIVITIES CALENDAR

This is a sample calendar of planned community activities for February and March 2026. There is something for everyone to enjoy at Village of La Casa Del Sol. And, the activities committee is always open to new ideas and volunteers!

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Clubhouse or Library</b>							
Bible Studies		10am Cottage #38	Ladies 10am in clubhouse/ Men's 10am cottage #131				
Bingo		7pm			7pm		
Bowling			3pm				
Bridge (library)							
Chorus				1pm			
Church Service	8:30am						
Court Whist						6pm	
Cribbage	1pm					11am	
Euchre					1pm		
Game Night				6:30 pm		6:30 pm	
Gospel Singalong		2pm					
Hand & Foot				12:30pm			
Karaoke							6:30
Line Dancing				10am		10am	
Mahjong		10am					
Nickels/Sticks			6:30pm				
Trivia				5:45pm			
Video Exercise		8am		8am		8am	
Weekly Update/Coffee			8:30am				
Yoga		9am		9am		9am	
<b>Outside</b>							
Shuffleboard	10am	10am & 1pm			10am & 1pm		
Beginners Shuffleboard			10:15am	10:15am			10:15am
Water Exercise(starts Jan.2026)			10am		10am		

**WEEKLY EVENTS**

## UPCOMING EVENTS

We have combined the last two months of our newsletter so that you will be able to see what is going to be available through March. Below is a list of the events that are planned so far:

- Saturday, Feb. 7 – La Casa breakfast (8 and 8:45)  
Cookie Decorating class (11:00)
- Sunday, Feb. - Gospel Concert (2 pm)
- Monday, Feb. 9 – Oktoberfest (5:30 – 9 pm)
- Thursday, Feb. 11 – Nurses/Medical staff – Lunch Luncheon (11)
- Saturday, Feb. 14 – DSA Storytellers – (2 pm)  
Anniversary Dance (7-10)
- Monday, Feb. 16 – Canada Day (10-1)
- Thursday, Feb. 19 – Prevention Plus (8-4)
- Friday, Feb. 20 – Food truck (3 pm)
- Saturday, Feb. 21 - Revenge Tournament (9am)
- Thursday, Feb. 26 – Annual BBQ (3 pm)
- Friday, Feb. 27 – Bussin Ice Cream truck (5pm)
- Saturday, Feb. 28 – Pool Tournament (9 am)
- Tuesday, March 3- Painting Class (1-3 pm)
- Wednesday, March 4- Waffles n’ Ice Cream (5)
- Saturday, March 7 – Breakfast (8 & 8:45)
- Friday, March 13 – Savage Taco Food Truck (3)
- Saturday, March 14 – Spring Yard Sale (7-10)  
Golf Scramble (8 am)  
Last dance (7-10 pm)
- Tuesday, March 17 – St. Patrick’s dinner (5)
- Wednesday, March 18 – Canada Day (10:30)
- Friday, March 20 – New England Day (3 pm)
- Saturday, March 21 – Wiener fest!
- Friday, March 27 – Bussin Ice Cream truck (5 pm)
- Saturday, March 28 – Charity Concert (7pm)

### JAM, ANYONE?

La Casa has so many very talented musicians! You can find them on the clubhouse lanai any given Tuesday, beginning at 1 pm. Mark your calendar if you would like to “jam” along with other musicians! (They also welcome singers and observers!)

### SOUL SISTERS’ LUNCH/GAMES

Soul Sisters is a group of women at La Casa who live alone and want to meet others for fellowship and fun. If that describes you, then you’re invited to come to the clubhouse on Thursday, February 5th at 11:00 to get together for a pot luck lunch (bring something to share) and games (we’ll have several to choose from.) If you don’t like playing games, please come anyway to visit while we eat, and just enjoy each other’s company.

### WAFFLES N’ ICE CREAM ANYONE

It’s coming back! The date is set for Wednesday, March 4<sup>th</sup> and our local band Highway 55 will entertain us. For those who don’t know...“ice cream for breakfast” is a theme at Give Kids the World Village and the ice cream parlor there opens at 7:30am. We didn’t think that would work for us so we’ll be ready to serve at 5:00pm. Another enjoyable, fun time for all – it will sell out, so get your tickets soon!

## NEARBY ATTRACTIONS

### Golf

Private and Municipal courses with more than 500 holes of golf to choose from!

### Museums

- Florida Air Museum
- Orlando Museum of Art
- Water Ski Hall of Fame

### Gardens & Nature

- Fishing, Fishing, Fishing
- Lego Land (Cypress Gardens)
- Silver Springs Glass Bottom Boats
- Lake Region Audubon Nature Conservatory, Winter Haven
- Green Swamp, Polk County
- Busch Gardens, Tampa
- Gulfside Beaches including Caladesi Island (recently rated one of N. America's Top beaches)
- Atlantic Beaches including Cocoa Beach and Daytona Beach

### Attractions and Theme Parks

- Walt Disney World Resort
  - Magic Kingdom
  - Epcot Center
  - Hollywood Studios
  - Animal Kingdom
  - Downtown Disney Springs
- Universal Studios
- SeaWorld
- Kennedy Space Center
- Cape Canaveral Cruise Ships
- Cocoa Beach
- Casino cruises

### Airports (About 60-90 min. away)

- Orlando International (MCO)
- Tampa (TPA)
- Orlando Sanford (SFB)



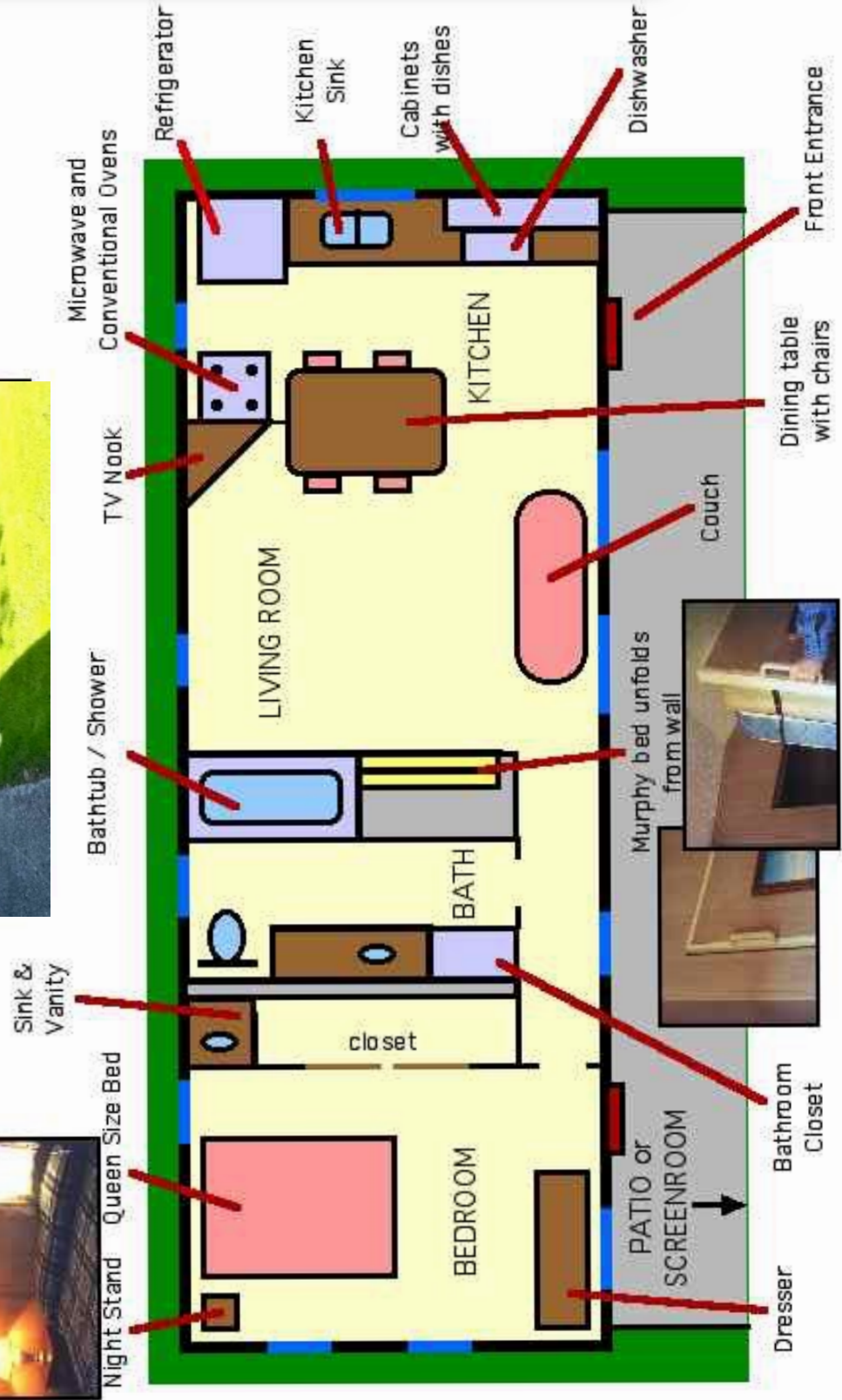
# COTTAGE FLOOR PLAN

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\* Each Cottage will differ slightly.



VILLAGE OF  
**La Casa  
Del Sol**



## Items provided in the cottage:

- \*Kitchen - Dishes and cutlery for 4, basic pots/pans, microwave, range, refrigerator, dishwasher, dining table with 2 chairs.
- \*Living Room - Couch, end table, lamp, hutch, full-size Murphy bed in wall.
- \*Bathroom - Full bathroom (tub, shower, toilet, vanity with sink, closet).
- \*Bedroom - Queen bed, bureau, nightstand, lamp, closet.

# LEASING PROGRAM 26 - 27

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## TYPES OF LEASES & PRICING

**Full-Time Rental Agreement.** Village of La Casa Del Sol is the winter home for many seasonal snowbird residents; however, we welcome year-round residents. A 1 year lease is available for those residents who would like to call Village of La Casa Del Sol their full-time, permanent home.

### Monthly Rate

Cottage + Air Conditioner	\$1,005.00 per month*
Cottage + Air Conditioner + Screen Room	\$1,105.00 per month*

*Village of La Casa Del Sol is a non-smoking community.*

*Lease Payment Schedule* - Payment is due monthly by the 1st of the month.

**Snowbird Rental Agreement.** The snowbird lease was designed to give seasonal residents a discounted rate when they visit only in the winter with the added bonus of storage during the summer. The snowbird discount is only available when you physically visit for less than 8 months per year. Your items may stay in the home year round and you receive a discount for lower in-person use.

### Snowbird Discounted Rate

Cottage + Air Conditioner	\$6,495.00 per winter season*
Cottage + Air Conditioner + Screen Room	\$7,495.00 per winter season*

### Lease Payment Schedule

<i>Payment:</i>	<i>Typical Due Date</i>	<i>Amount:</i>
First Installment	Due at Signing for new residents	25% of lease payment
Second Installment	August 1, 2026	25% of lease payment
Third Payment	October 1, 2026	25% of lease payment
Final Payment	January 1, 2027	25% of lease payment

Special Discount: Additional \$100 off if full lease amount is 100% pre-paid at lease signing.

\*Most Leases run June 1, 2026 - May 31, 2027. Other lease start dates vary based on date you sign up. First installment due at lease signing. Multiple installments may be due at lease signing for late season sign ups. Prices and terms subject to change. Sign up soon for best prices and availability. There are other amenities available on some homes including: premium lots, vinyl window enclosed porches, and in-home washer/dryers. Homes with these amenities are more than the base rates listed above based on upgrades.

**UTILITIES** - Residents agree to pay for all electric charges based upon their own individual meter readings. In addition, a monthly lot services fee of \$40.00 is required, which helps subsidize water/sewer, curbside trash pickup, and basic lawn mowing service. This fee is due every month, but will be waived for whole summer months until the month of arrival in the Fall. Payment for electric and lot services fee charges are due as billed.

**DEPOSIT** - A security deposit of \$500.00 is required for each home.

**PAYMENT** - A security deposit to hold your spot may be paid online by credit card on our website. All other payments must be made in money order or check (available in U.S. funds only).

**PETS** - For all residents with a pet, there is a one-time nonrefundable pet rent charge per pet (per cottage). The charge is \$500 for the first pet and \$200 for the second pet. Only 1 dog per house is allowed, some breeds restricted. Two pets max. Pets cannot exceed 25 lbs. Residents are responsible for any damage caused by pets.

**CANCELLATION OF LEASES** - Once signed, Residents are responsible for the full term of the lease until the home is re-rented. Residents may be responsible for additional rent until re-rented subject to the lease.

*This sheet provides a simplified overview; however, please see lease documents for all of the details.*

## ADVANTAGES OF OUR DISCOUNTED SNOWBIRD LEASE



1. A Florida home to reside in during the warm FL winters with the added bonus of storage during the summer.
2. A full winter calendar of planned activities. Our activities committee arrange an assortment of weekly, monthly, and special events during the winter months. Take part in as many activities as you desire.
3. Personal storage. Leave your personal belongings in your home year-round. Unlike snowbirds who have a place for only a few months, you won't have to worry about storage fees and moving hassles every season.
4. Low rates and no hotel tax on your long term stay at La Casa.
5. An individualized home. Bring your own special touch and personal items to your home. Even add your own flowers and plants. (No major modifications without written approval.)
6. Worry-free maintenance. We will inspect your home on a periodic basis (interior and exterior) and, by request, service any items that need repaired.
7. 100% non-smoking community. Village of La Casa Del Sol is a non-smoking community. Smoking is strictly prohibited and is considered a violation of lease.
8. We will provide a simple check-in procedure to facilitate your arrival and departure. As you depart, notify the office and we will be happy to turn off your electric and water supply.
9. A magnificent surrounding environment to sit back, relax, and enjoy Florida's temperate weather and natural beauty.
10. A variety of area attractions within minutes. Entertain yourself and your guests with Disney's magic, white sand beaches, golf, boating, and much, much more!

## FREQUENTLY ASKED QUESTIONS

**Q:** I only want to come for 4 months during the peak winter season, do you rent for only this time period?

**A:** Due to high demand we only lease on an annual basis with our discounted snowbird lease. You will find that Casa Del Sol is affordable even if you only come for a few months out of the year. The average monthly rate you will spend is lower than what many short term competitors will charge.



**Q:** Is high speed internet available?

**A:** Yes! High Speed Internet is available in our community through the local cable company, Spectrum. They also offer cable television packages. More information on Spectrum high speed internet see [www.spectrum.com](http://www.spectrum.com) or call 1-866-953-1538.

**Q:** Is Free WIFI Available in the clubhouse?

**A:** Yes! Free Wifi is available in our clubhouse. (However, if you would like internet access in your individual home, you will need to purchase from Spectrum. See above.)

**Q:** Is phone service included?

**A:** No, Casa Del Sol does not provide phone service. You may choose to have a landline installed by the local phone company, or use your own cell phone.

**Q:** I am 55, but my spouse is only 51. Can we still live in a 55+ community?

**A:** Yes! Only one person per household needs to be 55. If all occupants are under 55 (but close) please give us a call as we may still be able to accommodate you subject to certain government guidelines.

**Q:** Can I smoke? Can my guest smoke?

**A:** No. All cottages, community buildings and grounds are strictly nonsmoking.

**Q:** Can I bring my small dog or cat?

**A:** Yes! A small pet under 25 lbs. at maturity is allowed with pre-approval, subject to a one-time fee of \$500. Some dog breeds are restricted. If you renew your lease, no additional fee is charged (for lease on same cottage only).

**Q:** Are there restaurants, shopping, and medical services nearby?

**A:** Yes! A hospital is located two blocks away from our location. Numerous restaurants, shopping, grocery stores and movie theater are located within a 5-10 minute drive. Nearby stores include: Target, JCPenny, Michaels, Dick's Sporting Goods, Publix Grocery store, CVS Pharmacy, Super Walmart and others. In addition, outlet stores, malls, and Downtown Disney Springs are only a short drive away. Our area is not serviced well by public transportation, so a vehicle is necessary for shopping, dining, and groceries.

## CONTACT INFORMATION

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We want to sincerely thank you for considering Village of La Casa Del Sol as your Florida home. If you are interested in signing a lease or have any questions, please contact us at your convenience. We receive a high volume of calls, so if you are unable to get through initially, please be patient and try again or leave us a message. Our friendly office staff will be glad to assist you.

### **Village of La Casa Del Sol (863) 421-1255**

**Toll-Free US & Canada: 1-800-597-1255**

**Fax: (863) 421-1085**

E-mail:

[info@villageflorida.com](mailto:info@villageflorida.com)

On the Web:

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

See our Facebook page under the search term:

@Villageflorida

(A great place to connect with other residents before you come)

Address:

Village of La Casa Del Sol  
39610 HWY 27, Office  
Davenport, FL 33837





Images shown above are of a staged model cottage and are for illustrative purposes only. Finishes, layouts, furnishings, bedding, decor, and other items depicted may not be included in the actual residence. Please consult a leasing representative.