WHERE IS MARGARITAVILLE RESORT ORLANDO LOCATED?
We are located right off of US 192 (W. Irlo Bronson Hwy), in Kissimmee, Florida.

DO YOU HAVE ANY SINGLE STORY COTTAGE FLOOR PLANS?
All of the floor plans in our current phase will be two and three story Cottages. There are quite a few floor plans options that offer a bedroom with full bathroom on the first floor.

CAN WE RENT OUR COTTAGE WHEN WE'RE NOT USING IT?
Yes, we have two approved property management companies who take care of everything from managing to marketing your Cottage.

DO THE COTTAGES HAVE TO BE RENTED THROUGH THE TWO APPROVED PROPERTY MANAGEMENT COMPANIES?
You don’t have to use our two approved companies. However, if you don’t use one of them, your rental guest will not be able to use the resort amenities.

CAN MY COTTAGE BE MY PRIMARY RESIDENCE?
Absolutely, but keep in mind there are some limitations. The United States Postal Service does not deliver mail here, there are no garages with limited parking spaces, and there is limited storage space.

WHAT ARE THE PROPERTY MANAGEMENT FEES?
You will need to contact each property management company for more information on their fee structure.

WHAT ARE THE HOA FEES?
The maintenance fee is $370 per month for Cottages without a pool and $470 per month for cottages with a private pool.

WHAT IS INCLUDED IN THE HOA FEE?
Your fee includes: Cable service, hi-speed internet, house phone, daily trash pick-up, 24 hour manned security gates and roving security, exterior landscape maintenance, landscape irrigation, termite protection, and weekly pool maintenance (if applicable).

ARE THERE OTHER FEES?
Yes, there is resort fee of $150 per month that allows Cottage owners and their guests to access all the amenities of the hotel, which include: three pools*, Parakeets Kid’s Club, St. Somewhere Spa, Fitness Center, and four restaurants. Owners are responsible for their electric bill, water, and gas bills. Gas is used for the water heater and dryer.

DO YOU OFFER FINANCING FOR OUR COTTAGE PURCHASE?
We have a list of approved lenders who we work with regularly who provide our owners with financing options.

HOW LONG WILL IT TAKE TO BUILD OUR COTTAGE?
From the time you sign your contract, until the time your Cottage is complete, it is typically six to seven months, depending on the size of your Cottage.

WHAT WILL THE WARRANTY BE ON OUR COTTAGE?
There is a one year warranty and a 10 year builder-construction defect warranty.

IS THIS A GOLF CART COMMUNITY?
No. You will not need a golf cart in the Margaritaville Resort Orlando. We will have a Trolley service that takes you to all destinations throughout the resort.

ARE THE COTTAGES WHEELCHAIR ACCESSIBLE?
We offer a mobility package for $2,500, which includes access ramps at the front and rear of the Cottage, downstairs bathroom features, roll-in shower, shower rails, comfort height toilet, toilet hand rail, and a pedal sink.

IS TRANSPORTATION TO THEME PARKS PROVIDED?
The hotel offers complimentary transportation to Walt Disney World, Universal Orlando and Sea World that Cottage owners and guest are able to utilize. The transportation will be operating on a set schedule. Please check with the Concierge for the current schedule.

DO OWNERS GET DISCOUNTS THROUGHOUT THE RESORT?
Owners receive 20% off Island H2O Live! full priced annual passes and at select locations throughout the waterpark. We anticipate there being other discounts available to owners, but those have not been determined at this time.

WHAT WILL ALL THE RESORT AMENITIES BE?
When you are at the resort there are so many things for you to experience. We have three lagoon style pools*, perfectly white sand beaches, a hot tub, daily live music at three venues, Fitness Center, Teen and Kid’s Club, St. Somewhere Spa, Barkaritaville dog park, walking trails, playground, sand volleyball court, a fire pit, and of course access to all four distinctive dining experiences. Don’t forget all the dining, shopping, and entertainment at Sunset Walk. Stop by and see JD the DJ from Sirius XM’s Radio Margaritaville broadcasting live from Sunset Walk. We can’t forget about all the thrills and chills at Island H2O Live! waterpark.

*Final number of pools has not been determined.