Code Compliance Board
Regular Meeting

Agenda
November 6, 2025 @ 3:00 PM
City Hall Commission Chambers
401 S. Park Avenue

welcome
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please note
Times are projected and subject to change.

agenda	estimated time

1. **Call to Order**
2. **Swearing in of Witnesses**
3. **Consent Agenda**
   a. Approve the minutes of October 2, 2025 — 2 Minutes
4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
5. **Public Hearings (Public participation and comment on these matters must be in person.)**
   a. CCB# LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789 - Massey Hearing — 30 Minutes
6. **Non-Action Items**
7. **Staff Updates**
   a. BLDG-25-0019 143 Oak Grove Rd., Winter Park, FL (Fence Permit) - In Compliance — 1 minute
   b. OVR-25-0204 1019 W. Fairbanks Ave., Winter Park, FL 32789 - Tabled 10/6/25 - On Hold — 1 Minute
8. **City Attorney Reports**
9. **Board Comments**
10. **Upcoming Agenda Items**
11. **Adjournment**

Code Compliance Board

agenda item 3.a

item type
Consent Agenda

meeting date
November 6, 2025

prepared by
Susan Pruchnicki, Coordinator

approved by
Susanne Porras, Code Compliance Manager

subject
Approve the minutes of October 2, 2025

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. CCB100225 DRAFT MINUTES

Code Compliance Board
Regular Meeting Minutes

October 2, 2025, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

DRAFT

Present
Doug Bond, Carlos Diez-Arguelles, Melissa Blaney, Kristen Matt

Absent:
Wayne Johnson (Excused)
Steve Heller (Excused)
Paul Mandelkern (Excused)

Legal Representative for the City:
Assistant City Attorney Richard Geller

Staff Present
Building Official Gary Hiatt, Planning and Zoning Director Allsion McGillis, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Christina Busch, Code Compliance Officer Phillip Wade, Code Compliance Officer Cristopher Gomez, Board Secretary Susan Pruchnicki

1. Call to Order

The meeting was called to order at 3:00 PM. Due to the absence of the Chair and Vice Chair, the remaining Board members chose Kristen Matt as Chair Pro-Tem. Nomination was made by Board Member Melissa Blaney, seconded by Board Member Doug Bond.

VOTE:

Steve Heller	Excused
Kristen Matt	Yes
Wayne Johnson	Excused
Paul Mandelkern	Excused
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Yes

Motion passed 4-0.

a. Roll Call

b. Board Chair Pro-Tem Kristen Matt welcomed everyone and provided guidelines for all to follow during the meeting. She then read the Statement of Purpose.

2. Swearing in of Witnesses

Witnesses were sworn in by Board Secretary Susan Pruchnicki

3. Consent Agenda

a. Approve the Regular Meeting minutes from September 4, 2025

Doug Bond made a motion to approve the minutes as presented. Melissa Blaney seconded.

VOTE:

Steve Heller	Excused
Kristen Matt	Yes
Wayne Johnson	Excused
Paul Mandelkern	Excused
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Yes

Motion passed 4-0.

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker.

None

DRAFT

5. Public Hearings (Public participation and comment on these matters must be in person.)

a. CCB# LDC-24-0336 1810 Barker Drive, Winter Park, FL 32789

Code Compliance Officer Christina Busch introduced herself and presented proof of ownership of the property per the Orange County Property Appraiser.

She stated that the property was brought to the city's attention by Host Compliance, a third-party company that monitors short-term rental activity for the city.

CODES CITED: Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The Notice of Violation and the Notice of Hearing were issued via regular and certified mail and posted on the property and at City Hall to meet Florida Statute 162 due process requirements.

VIOLATION DESCRIPTION: The City Has Issued Multiple Notices of Violation for the Unlawful Short-Term Rental Violation. Residential Dwelling Is Currently Being Advertised as a Short-Term Rental on a website for less than one month, which is a violation of the City Code.

COMPLIANCE REQUIREMENT: Cease the rental of the residential dwelling for periods of less than one month.

Officer Busch certified that all photographs and documentary evidence she would present are a true and accurate representation of the violation cited. She began her presentation with previous case history from 2023 (LDC-23-0408), and 2024 (LDC-24-0020). The initial date of violation for the case being presented was August 2, 2024. Officer Busch presented a screenshot of the listing indicating that Respondent was offering two-night minimum stays. On August 2, 2024, the Short-Term Rental Educational letter was issued to the property owner. This was the third letter issued for this property since 2023. Officer Busch displayed an enlarged copy of the letter so the Board could see the verbiage.

A follow-up inspection was conducted on August 14, 2024; documentation established that the listing had been changed to a 28-nights minimum. On August 19, 2024, and August 30, 2024, follow-up inspections found the listing was still at 28 nights minimum. On September 3, 2024, Respondent changed the listing to the required 30 nights. Follow-up inspections conducted on October 2, 2024, October 28, 2024, and November 25, 2024, found the listing remained compliant at 30 nights.

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A follow-up inspection conducted December 23, 2024, found another listing for the property through VRBO for a one-night minimum stay. Officer Busch explained that the VRBO site does not display the minimum-night stays like AIRBNB but indicates the date(s) available in blue type. If available for more than a one-night stay, the dates are displayed in grey type.

On December 23, 2024, AIRBNB listing remained at 30 nights minimum. A follow-up inspection on December 27, 2024, found the VRBO listing at a one-night minimum, but the AIRBNB listing remained at 30 nights. The follow-up inspection conducted January 2, 2025, found the AIRBNB listing had been changed from 30 nights back to two nights and the VRBO listing remained at a one-night stay. Therefore, compliance was only temporary. The City posted a Notice of Violation on the property January 2, 2025.

A follow-up inspection was conducted on January 13, 2025, and found the VRBO listing remained at one night, but the AIRBNB listing was changed to 30 nights. The follow-up inspection performed on January 17, 2025, found the AIRBNB listing remained at 30 nights, and the VRBO listing was changed to 30 nights as indicated by the gray type.

The follow-up inspection conducted on January 28, 2025, found both listings remained at 30 nights. A follow-up inspection conducted February 3, 2025, found the AIRBNB dates completely blocked out, and the VRBO listing remained at 30 nights. The follow-up inspections conducted on February 7, 2025, and February 13, 2025, found both listings advertised at 30 nights.

A follow-up inspection on June 10, 2025, found the listings were changed. The AIRBNB listing and the VRBO listing was changed to a three-night minimum, making the property no longer in compliance. Follow-up inspections conducted on July 24, 2025, and August 22, 2025, found that both listings were still set at a three-night minimum.

A follow-up inspection conducted on September 15, 2025, found that both listings were changed to the 30-night minimum.

The Notice of Hearing for non-consistent compliance was posted on the property September 17, 2025.

A follow-up inspection conducted on September 25, 2025, found both listings at 30 nights. On October 1, 2025, a follow-up inspection found the AIRBNB listing was changed to a two-night minimum. Officer Busch explained that she was not able to check the VRBO site.

A follow-up inspection conducted today, October 2, 2025, found the property was in compliance with the 30-night requirements.

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Officer Busch explained to the Board that Host Compliance also monitors any documented stays that are linked to the AIRBNB and VRBO sites. She displayed a screenshot of the Host Compliance Activity Report showing five documented stays in the month of August 2025, two documented stays in the months of June and July 2025, and five documented stays in May 2025. The code states rentals must be a minimum of 30 nights.

Officer Busch displayed a screenshot of AIRBNB reviews; two from September 2025, three from August 2025, two in July 2025, two in June 2025, and three in May 2025. She also pointed out the words "Stayed a Few Nights" stated by one of the reviewers.

Officer Busch asked the Board if they had any questions; they did not.

Assistant City Attorney Richard Geller approached the podium noting that there were legal matters to discuss. He acknowledged Joseph Peckham, Counsel for the Respondent was in attendance, and they determined that Mr. Geller would make his presentation first.

Mr. Geller stated he was representing the City of Winter Park and would try to anticipate some of what Mr. Peckham will present. Mr. Geller referred to a position letter from Mr. Peckham received on September 30, 2025, and was placed in the Board Agenda Packet.

The position presented in the letter was that the short-term rental ordinance is void for vagueness, meaning that it cannot be understood or fairly applied. The objection is that the ordinance does not define the term "Short-Term Rental" other than to set the term to be a limitation of days. Mr. Geller said the ordinance actually says, "one month." Mr. Geller then presented the language form the ordinance: Sec. 58-71 General provisions for residential zoning districts, noting the property was identified by Officer Busch as being in a residential district., sub paragraph (z): Short-term rental of residential dwellings. The rental, use, or occupancy of any residential dwellings for less than one month shall be prohibited.

Mr. Geller stated that rental use and rental occupancy must be "one month" or longer. The city enforces the ordinance against rentals of less than 28 days – the shortest month – and the city would not prosecute someone who is renting for that period of time in February. Typically, the city prosecutes these cases if the rental period is less than 30 days. This Board has enforced this Ordinance for years. Mr. Geller stated that in all those years of short-term rental cases coming before the Board no one until now has made a claim that the ordinance is so vague that it is being unfairly applied or not understandable. He suggested to the Board that there is no evidence of arbitrary or discriminatory enforcement of this ordinance. The city has uniformly sought to achieve compliance by sending out educational letters before issuing a Notice of Violation, as happened in this case three times. The language in the ordinance is clear and reasonably precise. It is not void for vagueness; it does not come close.

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Addressing the objection that the term "rental" is not defined, Mr. Geller stated that at another hearing he discussed how Florida courts analyze statutes under a textualist approach, and that the courts are looking at a book written by former Supreme Court Justice Antonin Scalia and another author, Brian Garner, for what textualism is all about. Under a textualist approach, words are to be understood according to their ordinary, everyday meanings unless the context says otherwise. This, according to the authors, "is the most fundamental semantic rule of interpretation." Mr. Geller stated that the Florida Supreme Court, years before textualism was a rule, held where the Legislature had not defined the words used in a statute, the language should be given its plain and ordinary meaning. When necessary, the plain and ordinary meaning can be ascertained by reference to a dictionary. Mr. Geller stated that he took a dictionary off the shelf in his office, and rent is defined as consideration paid, usually periodically, for the use or occupancy of property, especially real property rental. "Rental" is "an amount received or paid as rent, the act of renting." Mr. Geller offered the acts of renting an apartment or a motor vehicle as examples in which everyone understands the meaning, that "rental" is not a difficult term. The terms of rental and short-term rental can be applied according to their everyday meaning as they should be understood.

Mr. Geller stated there was an allegation that the ordinance was pre-empted by State Statute. He read Florida Statute 509.0327(b): "A local ordinance may not prohibit vacation rentals or regulate the duration or frequency of the rental of vacation rentals." He noted that if that was all the statute said, then the city could not regulate in this sphere; however, the statute goes on: "This paragraph does not apply to any local law, ordinance or regulation adopted on or before June 1, 2011." The city adopted its ordinance prior to that date, in 2010. Ordinance 2796-10, subparagraph (bb), stated "Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwelling for less than one month shall be prohibited." There is no preemption. The language from 2010 is the same presented earlier. Giffin Chumley, formerly of Fishback-Dominick, in 2023 when this case first came to light, wrote a letter to Atlantic Oasis Trust's Trustee, Ms. Caitlyn Pyle, (as the title to the property was held in her name individually, not the name of her trust), and attempted to educate her that the preemption did not apply because this ordinance was adopted before the preemption date set forth by the Florida Legislature.

Mr. Geller said Mr. Peckham claimed in his letter that amendment to the City's code eliminated the City's grandfathered exemption from preemption. Mr. Geller read what Mr. Peckham wrote "If it is not void for vagueness, then in 2022 (well after the preemption date) Chapter 58 of the city's Land Development Code was amended." Mr. Peckham pointed to several modifications of the terms of Chapter 58, which regulates what can and cannot happen on residential properties.

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Mr. Geller referenced the bullet points in the letter, noting that none addressed short-term rentals, and that they are outside of the realm of short-term rentals. He explained that what did happen was that the city changed the short-term rental language from paragraph (bb) to (z). The language was never repealed for any period of time. If it had been repealed and the city tried to enact it again after a lapse of time, then the preemption provision would be imposed. From the Short-Term Rental ordinances' enactment in 2010, it has been the law of the City of Winter Park continually. He stated that when a provision is merely recodified and the paragraph number changed, it is still the law and has remained the law in the city.

Mr. Geller stated that his law firm, Fishback-Dominick, had an interesting question for the Florida Attorney General. Another municipal client wanted a pilot program to allow some short-term rentals. They also adopted their ordinance before the preemption date but were concerned if the program didn't work, they still wished to enforce the short-term rental prohibition. The Florida Attorney General answered in 2020: "Generally, when a civil statute or ordinance is amended, provisions of the original law that are essentially and materially unchanged are considered to be a continuation of the original law." Mr. Geller stated that this is in line with what the City of Winter Park did. The language was not changed at all; it only moved to a different paragraph.

Mr. Geller then referred to the last sentence in the Attorney General's letter: "Thus, the rights and liabilities accrued under the original act which are reenacted are not affected by the amendment."

Mr. Geller submitted as evidence Florida Statutes 509.0327(b), Ordinance 2796-10 (which adopted the Short-Term Rental Prohibition), and Ordinance 3258-22, which recodified the Short-Term Rental Prohibition under another paragraph. He then offered to answer any questions the Board might have.

Melissa Blaney asked Mr. Geller to define what Zone R-1A is. Mr. Geller deferred the question to Planning and Zoning Director Allison McGillis. Ms. McGillis stated that R-1A basically defines Winter Park's single-family residential zoning district. She went on to list single-family zoning districts as R-1A, R-1AA, and R-1AAA. She noted the lot in question is zoned R-1A and is the smallest of the three designations in terms of area.

Ms. Blaney then asked Officer Busch about the reference to a different rental site, known as Peerspace. Officer Busch responded that that was related to a different case for illegal house parties, and not a part of the case being presented. Kristen Matt interjected that what Ms. Blaney was referring to was in Mr. Peckham's letter. Ms. Blaney confirmed with Officer Busch that the case presented only concerned the short-term rentals evidenced by the AIRBNB and VRBO listings.

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Mr. Joseph Peckham, PLLC of 7025 CR 46A, Suite 1071-333, Lake Mary, FL 32746, representing Atlantic Oasis Trust approached the podium and identified himself. He stated that he submitted the letter Mr. Geller referenced in advance to provide a backstory of what has transpired.

Mr. Peckham placed on the record an objection to the presentation made by the city, in total, on the grounds that it rested on "hearsay evidence," and that the only direct evidence was the inspector discussing the actual noticing of the property personally.

Mr. Peckham stated that the calendars and labels presented by the city appeared to be created by the inspector, but they did not tie back to anything specific. Similarly, comments by reviewers on the VRBO and AIRBNB websites, who he called "alleged guests," cannot necessarily identify a length of stay. He stated the definition of "few", in the guest reviewer's comment about staying "a few days" is subject to interpretation as are many of the other comments. He requested that the Board disregard that portion of the city's presentation. He also requested they disregard any prior instances of alleged violations not reference in the Notice of Violation specifically. He also objected to the Notice itself, which he characterized as "unclear." He stated that obviously due process requires that a person be afforded an opportunity to be heard and apprised of what they are answering for. Mr. Peckham offered an example that if the zoning ordinance prevented green paint and the respondent was told that they were answering for a driveway width, you can't start talking about green paint.

Mr. Peckham disagreed with Mr. Geller that the ordinance in question is not null and void for vagueness because "rental is also tied to the word income, and income can be barter or cash." In previous communications with the city, his letter to the Code Board, he wanted it on the record that one person could use the property of another, other than for a contracted exchange of days for money. He stated an out-of-town guest could use the property. He asked if that would be considered a "rental," stating this is not clear. He offered an example of a lavish "hostess gift" being considered payment for a rental. The statute does not define what is and what is not a rental. He stated that he is sure the city is not chasing people who allow friends or relatives to stay on their property for less than 30 days when they are not present on the property.

Mr. Peckham reiterated that the ordinance as it is written does not properly give the property owner true notice of what they can and cannot do, and that ambiguity in order to be solved requires an amendment to the ordinance which, as Mr. Geller pointed out, cannot be done without running afoul of the state statute that prohibits it.

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Mr. Peckham stated he would be happy to answer questions but then stopped, raising another objection. He objected to the code compliance officer presenting evidence from the websites. He added there is no direct evidence presented in the record, no agreement, no record of transaction, or anything that suggests his client actually engaged in rental activity, assuming for the sake of argument that the ordinance as written does indeed prohibit short-term rentals. He stated the City's evidence is "indirect" at best and, therefore insufficient to sustain a violation of the ordinance, assuming the ordinance is valid.

Doug Bond asked Mr. Peckham if it was his assertion and his position that his client was not renting the property for less than 30 days. Mr. Peckham did not answer the question and instead responded with his assertion that the city has not properly apprised in the ordinance what is or is not a rental. Mr. Bond then asked if this was Mr. Peckham's only position at this point, that he did not know what the definition of "rental" was. Mr. Peckham responded yes. He stated his second assertion, in addition to being void for vagueness, is that the short-term rental ordinance was indeed amended since 2011. He also referred to the prior objections he placed on the record.

Ms. Julie Champion of 2080 St. George Ave., Winter Park, FL 32789 approached the podium. She stated she lives around the corner from 1810 Barker Dr. She stated she has witnessed short-term rentals for several years. She confirmed that the respondent was renting the property on Peerspace for $500/hour or $5000.00 for the weekend. Ms. Champion stated that after seeing this on Peerspace, she met with the event planner on the property, who showed her around the property and told her the property was rented for parties. Ms. Champion said her bigger concern was that the house was being used as a venue, recalling when an estimated 100 people were in the house, which caused horrible traffic issues. She stated several parties have happened at the property, which she understood were not the subject of the case; however, it was obvious that the property was being rented for short-term stays and use. She stated short-term occupants' cars would be on the property for 2-3 days and then leave. She also felt it was a stretch that a non-financial payment would be accepted, that in speaking with occupants staying at the property, they confirmed finding the property on AIRBNB.

Ms. Champion also stated that the property's short-term rental reduces the property values of all homes in the area. She stated that the neighborhood is trying to transition and having short-term occupants in and out does not help, and it also diminishes what the City of Winter Park can do to assist the neighborhood. She commended Officer Busch for her research and for staying on top of the case, reminding the Board that the first complaint was made in 2023, two years ago. She also stated that, when the property owner is making $5000.00 a weekend, the city's fines are "nothing".

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Ms. Suzanne Tinkler of 1649 Lakemont Ave, Orlando, FL 32814 approached the podium. Ms. Tinkler said that her children and grandchildren reside at 1811 Barker Dr., Winter Park, FL 32789. She said that she had been personally present and witnessed the chaos that occurs at 1810 Barker Dr. due to short-term rentals. She respectfully opposed the establishment of short-term rental property in the South Lakemont-adjacent residential neighborhood, which is composed primarily of young families with children. She said the short-term rentals create a constant influx of unfamiliar individuals into the community in a neighborhood where young children frequently walk, bike, and play outdoors, posing a safety risk. She also stated there are no sidewalks on Barker Dr. She said that, unlike long-term residents, transient renters have no established ties to the community, reducing accountability for their behavior; the sort-term rentals disrupt the residential character. She stated the community was designed and marketed as a stable, family-oriented neighborhood and the short-term rentals undermines this purpose by converting a residence into a commercial enterprise inconsistent with residential zoning and sets a precedent that could lead to additional conversions that would further erode the community's character.

Ms. Tinkler added that noise and nuisances have occurred on numerous occasions, stating that short-term guests often use the rental properties for vacations and social gatherings generating noise during late hours. Such disturbances are incompatible with the neighborhood primarily populated by families with young children who require a predictable and quiet environment. She raised the parking and traffic hazards previously discussed, noting increased vehicle turnover associated with short-term rentals has created congestion and reduced visibility, heightening the risk of accidents with children when present.

Ms. Tinkler added that overflow parking infringes on the rights of permanent residents and impacts the property values and community cohesion. She said families chose this neighborhood because of its safe, stable, and predictable environment. Introducing transient rentals diminishes that environment, which could decrease property values and discourage future family buyers.

Mr. Peckham asked if what Ms. Tinkler offered was a public comment or considered evidence against his client. Mr. Geller responded it was evidence. Mr. Peckham moved to strike all of it as pure opinion. Ms. Matt, serving as Chair Pro-Tem, was not sure if she had jurisdiction to strike comments. Mr. Geller replied no and referred to Code 2-105: "Formal rules of evidence shall not apply but fundamental due process shall be observed and govern the proceedings."

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Mr. Geller stated many of the statements that were made about the noise, the impact on traffic, the impact on parking, the reduced visibility, the children present, and the concerns as a homeowner are all statements of fact, not opinion. He noted the only opinion he may have heard from either Ms. Tinkler or Ms. Champion was that they opposed short-term rentals, but everything supporting their argument were facts. He said the Board can consider reasonably reliable evidence even if hearsay.

Mr. Geller reminded the Board that records presented were certified by the code officer, as stated in her presentation. Mr. Geller stated that, if he were in court, he would argue the code officer relied on certified business records in the ordinary course of her business as a code officer of a municipality. In this context, the records are an exception to hearsay. He reiterated that the Board may consider hearsay and the factual statements of the witnesses who appear before them.

Mr. Peckham challenged Mr. Geller's statement, stating that the purpose of the hearsay rule is to provide the opposing party in the criminal context, who is considered the accused, with the opportunity to cross examination and challenge the veracity of a witness' statement. He offered that, if someone told the board that someone else did something, he could only challenge their observation, whether it was their recollection, but not the underlying truth that person is making.

Mr. Peckham also stated that Ms. Tinkler spoke on behalf of other people who lived near the property, so he could not challenge her testimony. If the case were in court it would be hearsay layered upon hearsay. He also challenged that, unless the city would tell him that parking is always banned on the roadway, people have private parties all the time that create parking snarls.

Mr. Peckham stated he understood that the only code the police can enforce is that a car must park with the flow of traffic. He stated that to his knowledge there are no parking restrictions on the road, with perhaps the exception of a fire hydrant, that one cannot park in front of a neighbor's house as a visitor. He again stated that these were opinions perhaps for the rationale for short-term rentals, but not the underlying evidence of whether short-term rentals have happened.

Ms. Matt thanked Mr. Peckham and excused him from the podium. She responded to his challenges, referring to Mr. Geller's statement that as a Board it was their duty to review the evidence, and make findings of fact based solely on evidence of record and sworn testimony of witnesses and male conclusions of law. The witnesses that came before the Board were sworn-in and their testimony will be taken into account.

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Ms. Cecelia Rooks was sworn in and provided her address as 1660 Mizell Ave., Winter Park, FL 32789. She stated that she has many out-of-town guests who visit and love to enjoy Winter Park. She recognized that the offerings so far dealt with the short-term rental issue, she thought that the other side should be heard as well. She claimed that her guests told her they could not rent 1810 Barker Drive for less than 30 days, so she felt the owner was in compliance for the one-month short-term rental.

Board Discussion:

Melissa Blaney asked Mr. Geller how intent played into the case. She stated the intent to violate the ordinance was established when the Respondent listed the property on an AIRBNB or VRBO site. She stated that the Board has seen this numerous times before, where the property was listed for less than 30 days straight from the website, so she thought the evidence was reliably accurate. She stated that she would not put her house on AIRBNB or VRBO without the intent to rent it.

Mr. Geller responded by referencing the ordinance, that it goes to action of short-term rentals for less than a month. He said the Board needed to make a factual finding whether that has happened in this case or not.

Ms. Blaney stated that the city had done an adequate job notifying Ms. Pyle of the ordinance, and she had been outside of its bounds, and had gone against the code multiple times. She recognized that Ms. Pyle was provided with three educational about the short-term rental ordinance before the City issued formal notifications of violations. She also stated that the Board understood the definition of the words "rental" and "residential property" based on Mr. Geller's presentation. As such, Ms. Blaney thought they were presented with evidence of a clear violations.

Doug Bond asked Mr. Geller if there was a limitation on the amount of fines the Board could impose if they found the respondent in violation. Mr. Geller responded that, because it is a repeat violation, the code allows the Board to assess a fine of up to $500.00 per day per violation. The number of days in violation of the short-term rental ordinance may be calculated and a fine assessed up to that amount.

Ms. Blaney stated at a previous meeting they discussed that a month is equal to 30 days on average across the year. Mr. Geller responded that this is how the city enforces the Ordinance, except that if someone is renting a property in February, which is only 28 days, the city would not prosecute for a 28-day rental.

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Ms. Blaney asked Mr. Geller for clarity that compliance must be continuous once the board makes a decision. Mr. Geller responded that, if the Trust falls out of compliance again, the case would be brought back to the Board as a repeat violation, and the Board could assess a fine of $500 per day per violation.

Ms. Matt asked for an estimate of how many cases the Board has heard for this type of violation in the past. Officer Busch stated it would depend on whether an official Notice of Violation was issued. Mr. Geller clarified with Ms. Matt that she was referring to the number of cases brought before the Board. He then stated that, in the more than eight years he has attended these meetings, he would estimate two to three cases a year. Ms. Matt then asked if any of the previous violators expressed confusion over the language of what a "rental" means. Mr. Geller stated that it was his argument in this case that no one had previously expressed a lack of understanding. Ms. Matt then asked in terms of the evidence presented by Officer Busch if the timeline of activity used to document the number of stays that were flagged by the website were used in past cases. Officer Busch replied yes. Ms. Matt questioned if visitors posted timely reviews, or if they may be directly attributed to the dates of someone's stay, if written weeks later. She stated that if this timeline was used and accepted in previous cases as evidenced through AIRBNB and VRBO, that it says a lot. Ms. Blaney interjected that, with these websites, there is a limited time in which to submit a review after a stay; it had been her experience that after nine days the visitor could no longer post a review. Therefore, the reviews were reliable evidence of the violations.

Motion:

Kristen Matt made a motion:
From the evidence presented today, I move to find the Respondents, Atlantic Oasis Trust, Compliance Board Case #LDC-24-0336, owners of 1810 Barker Drive, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The Respondent has been properly notified per regular and certified mail and posting to satisfy Florida Statutes chapter 162 and City Code section 2-109 due process requirements.

The respondent is ordered to cease the rental of the residential dwelling for periods of less than one month within 5 days of this hearing date. Failure to comply with this order will result in fines of up to $500.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by October 13, 2025.

DRAFT

Ms. Blaney thought the timeframe to comply was too long. Ms. Matt noted that she was taking into consideration any stays that might need to be canceled. Ms. Blaney added that it was not a matter of the stays booked, but for the advertised listings to be corrected to requiring a minimum 30-night stay.

Ms. Matt amended her motion as follows:

From the evidence presented today, I move to find the Respondents, Atlantic Oasis Trust, Compliance Board Case #LDC-24-0336, owners of 1810 Barker Drive, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The Respondent has been properly notified per regular and certified mail and posting to satisfy Florida Statutes chapter 162 and City Code section 2-109 due process requirements.

The respondent is ordered to cease the rental of the residential dwelling for periods of less than one month within three days of this hearing date. Failure to comply with this order will result in fines of up to $500.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by October 5, 2025.

Ms. Blaney moved to approve the motion, thereby adopting Ms. Matt's language as her own. Mr. Bond seconded.

Vote:

Steve Heller	Excused
Kristen Matt	Yes
Wayne Johnson	Excused
Paul Mandelkern	Excused
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Yes

Motion passed 4-0.

DRAFT

b. CCB#OVR-25-0204 1019 W Fairbanks Ave., Winter Park, FL 32789

Division Manager Susanne Porras requested to address the Board regarding this case. She stated that a request was received from the property owner to table the case for at least 30 days, which was granted. Ms. Porras requested the Board's to move the case to the November 6, 2025, meeting. Ms. Matt approved the request.

6. Non-Action Items

None

7. Staff Updates

Division Manager Susanne Porras advised the Board of one case that came into compliance prior to the hearing date:

LDC-24-0356 1645 N. Park Ave., Winter Park, FL 32789 (Short-term rental)

8. City Attorney Reports

None

9. Board Comments:

Ms. Blaney and Mr. Bond commended Ms. Matt on an excellent job.

Ms. Blaney inquired about a document in the back of the agenda notebook. Officer Porras explained she expected the Respondent to recruit more people to testify against the City's case. The document, therefore, contained information from the Winter Park Police Department documenting calls and complaints regarding the property at 1810 Barker Drive.

10. Upcoming Agenda Items

Division Manager Susanne Porras informed the Board currently two cases are on the schedule for the November meeting.

DRAFT

11. Adjournment

Board Member Melissa Blaney made a motion to adjourn. Board Member Carlos Diez Arguelles seconded.

VOTE:

Steve Heller	Excused
Kristen Matt	Yes
Wayne Johnson	Excused
Paul Mandelkern	Excused
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Yes

Motion passed 4-0.

ATTEST:

Approved by the board on

/s/ Susan Pruchnicki, Board Secretary

DRAFT

Code Compliance Board

agenda item 5.a

item type
Public Hearings (Public participation and comment on these matters must be in person.)

meeting date
November 6, 2025

prepared by
Susan Pruchnicki, Coordinator

approved by
Susanne Porras, Code Compliance Manager

subject
CCB# LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789 - Massey Hearing

motion | recommendation

background

VIOLATION DESCRIPTION: The City Has Issued Multiple Notices Of Violation For The Unlawful Short-Term Rental Violation. Residential Dwelling Is Currently Being Advertised As A Short-Term Rental On A Website For Less Than One Month, Which Is A Violation Of The City Code.

CODES CITED: Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

CORRECTIVE ACTION REQUIRED: Cease the rental of the residential dwelling for periods of less than one month

alternatives | other considerations

fiscal impact

attachments
1. CCB#LDC-24-0336 Agenda Packet

1810 Barker Dr 17-22-30-8164-01-051

Name(s):
ATLANTIC OASIS TRUST

Physical Street Address:
1810 Barker Dr

Property Use:
0104 - Single Fam Class IV

Mailing Address On File:
1810 Barker Dr
Winter Park, FL 32789-6202
Incorrect Mailing Address?

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



Upload Photos

View 2025 Property Record Card

PROPERTY FEATURES | VALUES, EXEMPTIONS AND TAXES | SALES | MARKET STATS | LOCATION

2026 Values will be available in August of 2026. To see the certified values, go to the Values, Exemptions and Taxes Tab.

View Plat

Property Description

SOUTH LAKEMONT SHORES U/70 W1/2 OF LOT 5 & LOT 4 (LESS BEG NELY COR LOT 4 RUN SELY 18 FT S 43 DEG W 244.98 FT TO SW COR SAID LOT N 50 FT TH N 48 DEG E ALONG N LINE LOT 4 216.65 FT TO POB) BLK A

Total Land Area

18,789 sqft (+/-) | 0.43 acres
(+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	WP-R-1A	1 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 1)

Building

View Winter Park Permits

More Details

Model Code:
1 - Single Fam Residence
Actual Year Built:
2018
Gross Area:
6430 sqft
Type Code:
0104 - Single Fam Class Iv
Beds:
4
Living Area:
3671 sqft
Building Value:
Working Value...
Baths:
3
Exterior Wall:
Cb.Stucco
Estimated New Cost:
Working Value...
Floors:
2
Interior Wall:

Drywall

«« « 1 » »»

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Pl2 - Null	01/01/2018	1 Unit(s)	Working Value...
Pt3 - Null	01/01/2018	1 Unit(s)	Working Value...
Skt2 - Null	01/01/2018	1 Unit(s)	Working Value...
Spa2 - Null	01/01/2018	1 Unit(s)	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 4)

1810 Barker Dr 17-22-30-8164-01-051

Name(s):
ATLANTIC OASIS TRUST

Physical Street Address:
1810 Barker Dr

Property Use:
0104 - Single Fam Class IV

Mailing Address On File:
1810 Barker Dr
Winter Park, FL 32789-6202
Incorrect Mailing Address?

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



Upload Photos

View 2025 Property Record Card

PROPERTY FEATURES | VALUES, EXEMPTIONS AND TAXES | SALES | MARKET STATS | LOCATION

Historical Value and Tax Benefits

Has Homestead in 2026

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025 ✓ MKT	$200,000	$844,670	$41,500	$1,086,170	3.8%	$841,284	2.9%
2024 ✓ MKT	$200,000	$804,641	$41,500	$1,046,141	8.1%	$817,574	3.0%
2023 ✓ MKT	$185,000	$741,016	$42,100	$968,116	13.9%	$793,761	3.0%
2022 ✓ MKT	$185,000	$621,974	$42,700	$849,674	N/A	$770,642	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 ✓ $			$25,000		$4,375
2024 ✓ $			$25,000		$4,126
2023 ✓ $			$25,000		$3,287
2022 ✓ $			$25,000		$1,832

2025 Taxable Value and Certified Taxes

Tax Year

2024 | 2023 | 2022

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	$841,284	$25,000	$816,284	3.2010	-0.5%	$2,612.93	21%
Public Schools: By Local Board	$841,284	$25,000	$816,284	3.2480	0.0%	$2,651.29	22%
General County	$841,284	$50,722	$790,562	4.4347	0.0%	$3,505.91	28%
City Of Winter Park	$841,284	$50,722	$790,562	4.0923	0.0%	$3,235.22	26%
City Of Winter Park Debt 2017 & 2020	$841,284	$50,722	$790,562	0.2062	-6.6%	$163.01	1%
St Johns Water Management District	$841,284	$50,722	$790,562	0.1793	0.0%	$141.75	1%
Totals				15.3615		$12,310.11	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
WINTER PARK STORMWATER	WINTER PARK STO - STMWTR - (407)599-3381	719.76	1.00	$719.76
				$719.76

2025 Gross Tax Total: $13,029.87

2025 Tax Savings Tax Savings
Your taxes without exemptions would be: $16,685.20
Your ad-valorem tax with exemptions is: - $12,310.11
Providing You A Savings Of: = $4,375.09

ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

ATLANTIC OASIS TRUST
1810 BARKER DR
WINTER PARK, FL 32789-6202

Account Number: 297056
Assessed Value: 841,284
Millage Code: 6 WP
Parcel Number: 17-22-30-8164-01051
Address: 1810 BARKER DR,□Winter Park,□32789
Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	841,284	25,000	816,284	3.2010	2,612.93
CAPITAL OUTLAY	841,284	25,000	816,284	1.5000	1,224.43
CRITICAL OPERATING	841,284	25,000	816,284	1.0000	816.28
DISCRETIONARY OPERATING	841,284	25,000	816,284	0.7480	610.58
CNTY-CAPITAL PROJECT	841,284	50,722	790,562	0.2250	177.88
CNTY-GENERAL REVENUE	841,284	50,722	790,562	4.0441	3,197.11
CNTY-PARKS & RECREAT	841,284	50,722	790,562	0.1656	130.92
CITY OF WINTER PARK	841,284	50,722	790,562	4.0923	3,235.22
WINTER PARK DEBT 2017	841,284	50,722	790,562	0.2062	163.01
ST JOHNS RIVER WTR MGMT DIST	841,284	50,722	790,562	0.1793	141.75

Total Millage: 15.3615 Subtotal: $12,310.11

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	719.76

Subtotal: $719.76

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **$13,029.87**

*Pay Online, Opt-in to E-Billing and Print your Receipt at **octaxcol.com**.*

Payments not received by March 31st are delinquent

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

297056
1810 BARKER DR

SOUTH LAKEMONT SHORES U/70

17-22-30-8164-01051

Make checks payable to:
Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	**Amount Due**
Nov 30, 2025	$12,508.68
Dec 31, 2025	$12,638.97
Jan 31, 2026	$12,769.27
Feb 28, 2026	$12,899.57
Mar 31, 2026	$13,029.87

ATLANTIC OASIS TRUST
1810 BARKER DR
WINTER PARK, FL 32789-6202

PO Box 545100
Orlando FL 32854-5100

2025 Real Estate

Consideration $10

Prepared By:
Caitlin Pyle
1810 Barker Drive
Winter Park, FL 32789
After Recording Return to:
Caitlin Pyle / Renee Legg
1810 Barker Drive
Winter Park, FL 32789

DOC# 20240330865
06/07/2024 11:18:55 AM Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $0.70
DOR Admin Fee: $0.00
Intangible Tax: $0.00
Mortgage Stamp: $0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CAITLIN PLYE

APN/Parcel ID(s): 17-22-30-8164-01051

QUITCLAIM DEED

THIS QUIT-CLAIM DEED executed June 5, 2024, by Caitlin Pyle, a single woman, first party, to Atlantic Oasis Trust, a Private Trust, the post office address of which is 1810 Barker Dr, Winter Park, FL 32789, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, lawful representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of a 1 oz silver coin, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Orange, State of Florida, to-wit:

> Lot 4 and West 1/2 of Lot 5, Block "A", of South Lakemont Shores, according to plat thereof recorded in Plat Book "U", Page 70, Public Records of Orange County, Florida, Less that portion of Lot 4 described as: Begin at the Northeasterly corner of Lot 4, Block "A", of South Lakemont Shores, according to plat thereof as recorded in Plat Book "U", Page 70, Public Records of Orange County, Florida, run thence Southeasterly along the Easterly line of said Lot 4 an arc distance of 18 feet, thence run South 43°59'40" West 244.98 feet to the Southwesterly corner of said Lot 4, thence run North 01°10'47" West along the West line of said Lot 4 a distance of 50 feet to the Northerly line of said Lot 4, thence run North 48°48'23" East along the North line of said Lot 4 a distance of 216.65 feet to the Point of Beginning.

FACT SHEET

November 06, 2025.

Case No: LDC-24-0336

Respondents:

Atlantic Oasis Trust
1810 BARKER DR.
WINTER PARK, FL 32789-6202

1. Address where violation exists: **1810 Barker Dr., Winter Park, FL 32789**
2. Parcel I.D. No.: **17-22-30-8164-01-051**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **08/02/2024, 08/14/2024, 08/19/2024, 08/30/2024, 09/03/2024, 10/02/2024, 10/28/2024, 11/25/2024, 12/23/2024, 12/27/2024, 1/2/2025, 1/13/2025, 01/17/2025, 01/28/2025, 02/03/2025, 02/07/2025, 02/13/2025, 06/10/2025, 07/24/2025, 08/13/2025, 08/22/2025, 09/15/2025, 09/25/2025, 10/02/2025, 10/09/2025, 10/12/2025, 10/16/2025, 10/17/2025, 10/18/2025, 10/19/2025, 10/21/2025, 10/22/2025, 10/23/2025, 10/24/2025, 10/28/2025, 10/29/2025, 10/30/2025, 10/31/2025.**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

I HEREBY CERTIFY all photographs are a true and accurate representation of said violation as cited.

Evidence

Notice of Hearing (Proof of Service)
Photographs
Case History Report
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION:	**CORRECTIVE ACTION REQUIRED:**	**CODES CITED:**
The City Has Issued Multiple Notices Of Violation For The Unlawful Short-Term Rental Violation. Residential Dwelling Is Currently Being Advertised As A Short-Term Rental On A Website For Less Than One Month Which Is A Violation Of The City Code.	**Cease the rental of the residential dwelling for periods of less than one month**	**Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

Code Cited

Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
Respondents, /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Susan Pruchnicki, Safety & Code Compliance Coordinator for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.

2. That he/she posted the Notice of Massey Hearing, scheduled for November 06, 2025, at City Hall for the property located at 1810 BARKER DRIVE on this 20th day of October 2025.

3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 20th day of October 2025

Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of October 2025, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.

Christina Leann Busch, Notary Public
My Commission Expires October 9, 2026
Commission #HH319908

NOTARY PUBLIC STATE OF FLORIDA
CHRISTINA LEANN BUSCH
MY COMMISSION # HH 319908
EXPIRES: October 9, 2026

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
Respondents, /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.

2. That he/she posted the Notice of Massey Hearing, scheduled for November 06, 2025, on the property located at **1810 BARKER DR**. on this **17th day of October 2025**.

3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **22nd day of October 2025**

Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **22nd day of October 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

Susan L. Pruchnicki, Notary Public
My Commission Expires March 15, 2027
Commission #HH373623

SUSAN L. PRUCHNICKI
MY COMMISSION # HH 373623
EXPIRES: March 15, 2027


CITY OF WINTER PARK
SAFETY AND CODE COMPLIANCE DIVISION
401 S PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600
CITY OF WINTER PARK,
Petitioner,
vs.
Case No: LDC-24-0336
ATLANTIC OASIS TRUST
1810 BARKER DR
WINTER PARK, FL 32789-6202,
Respondent.
NOTICE OF MASSEY HEARING FOR DETERMINATION OF NON-COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER AND TO IMPOSE FINES AND LIEN
Pursuant to Section 2-185 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Massey Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, to the Respondent, Atlantic Oasis Trust, 1810 Barker Drive., Winter Park, FL 32789-6202. The Code Compliance Board will hear, discuss, and decide whether Respondent remains in violation of the Winter Park Code and fines should be assessed. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with Massey v. Charlotte County, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:
Thursday, November 6, 2025, at 3 p.m.
at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789
The information below is in reference to the case and fines to be discussed.
amazon basics
10/17/2025

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9489009000276751590988

Copy Schedule a Redelivery (https://tools.usps.com/redelivery.htm)

Latest Update

We attempted to deliver your item at 9:49 am on October 23, 2025 in WINTER PARK, FL 32789 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning October 24, 2025. If this item is unclaimed by November 7, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivery Attempt: Action Needed
Notice Left (No Authorized Recipient Available)
WINTER PARK, FL 32789
October 23, 2025, 9:49 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
October 22, 2025, 7:25 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates ⌄

Schedule Redelivery ⌄

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

CITY OF WINTER PARK
SAFETY AND CODE COMPLIANCE DIVISION
401 S PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

CITY OF WINTER PARK,

Petitioner,

vs. Case No: LDC-24-0336

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202,

Respondent.
_____/

NOTICE OF *MASSEY HEARING* FOR DETERMINATION OF NON-COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER AND TO IMPOSE FINES AND LIEN

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Massey Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, to the Respondent, **Atlantic Oasis Trust, 1810 Barker Drive., Winter Park, FL 32789-6202**. The Code Compliance Board will hear, discuss, and decide whether Respondent remains in violation of the Winter Park Code and fines should be assessed. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

Thursday, November 6, 2025, at 3 p.m.
at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

The information below is in reference to the case and fines to be discussed.

1. Violation of City Code Chapter/Section and Order: **On October 2nd 2025, the Code Compliance Board determined that Respondent was in violation of Chapter 58, Section 58-71 (z), Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

At the hearing, and in the attached Findings of Fact, Conclusions of Law and Order (executed on October 7, 2025), the Respondents were **ORDERED** as follows:

> The Respondent is ORDERED, within three days of the hearing date, to cease the rental of the Subject Property for periods of less than one month.
>
> Failure to comply with this Order will result in fines of up to $500.00 for each day a repeat violation continues. The Respondent is further Ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by October 6, 2025, to comply with this Order.

2. Address where violation exists: **1810 BARKER DR., WINTER PARK, FL 32789.**

3. Parcel I.D. No.: **17-22-30-8164-01-051**

4. Property Zone: **WP-R-1A**

5. Legal Description: **SOUTH LAKEMONT SHORES U/70 W1/2 OF LOT 5 & LOT 4 (LESS BEG NELY COR LOT 4 RUN SELY 18 FT S 43 DEG W 244.98 FT TO SW COR SAID LOT N 50 FT TH N 48 DEG E ALONG N LINE LOT 4 216.65 FT TO POB) BLK A per Orange County records.**

6. Respondent/Names and address of owner/person in charge of location where violation exists: **ATLANTIC OASIS TRUST - 1810 BARKER DR., WINTER PARK, FL 32792-6202.**

7. Description of Violation: **Residential dwelling is currently being advertised on a website for short-term rental, occupancy or use for less than one month, in violation of Chapter 58, Section 58-71(z) of the City Code. The violation repeated after the Code Board issued its Order.**

8. Item to be Heard: The City's **Request for Determination of Non-Compliance with Code Compliance Board Order and Assessment of Fines and Lien.**

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU. Even if you do not attend this hearing, the Code Compliance Board will consider the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines, and may assess fines, which, when recorded in the public records will become a lien on your real and personal property, or take other actions which will affect your rights.

If you feel that you have come into compliance with the terms of the Order signed on **October 7, 2025** prior to the **November 6th, 2025** hearing, it is your responsibility to contact the City's Safety & Code Compliance Division and provide evidence of compliance.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Dated: **October 16, 2025**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **ATLANTIC OASIS TRUST** - 1810 BARKER DR., WINTER PARK, FL 32792-6202, and to counsel of record, **Joseph T. Peckham, Esquire,** Law Office of Joseph T. Peckham, PLLC, 7025 C.R. 46A, Suite 1071-333, Lake Mary, FL 32746.

Certified Mail # 9489 0090 0027 6751 5909 88

Christina Busch
Safety & Code Compliance Officer

Appeal Process

Respondent is hereby notified that Respondent or the City of Winter Park, who may be aggrieved by an Order of the Code Compliance Board, has the right to appeal an Order of the Code Compliance Board to the Circuit Court in and for Orange County, Florida within thirty (30) calendar days of the rendition of the Order, as set forth in Florida Statutes § 162.11. The party bringing the appeal has the responsibility of ensuring that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, for the reviewing court.

Disabilities

Please contact our office at (407) 599-3600 if you have any questions. Persons with disabilities needing special accommodations or assistance to participate in this proceeding should contact us at least 48 hours in advance of the meeting.

CODE CITED:

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CITY OF WINTER PARK CASE NO. **LDC-24-0336**

Petitioner, /

vs.

Atlantic Oasis Trust
1810 Barker Dr.
Winter Park, FL 32789-6202,

Respondents. /

STATE OF FLORIDA :
:
COUNTY OF ORANGE :

AFFIDAVIT OF NON-COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER

Before me, the undersigned authority, personally appeared Christina Busch, who, after being duly sworn, deposes and says:

1. My name is Christina Busch. I am a Safety and Code Compliance Officer with the City of Winter Park.
2. I am over the age of 18 and base the averments in this Affidavit on my personal knowledge, information, and belief.
3. I am familiar with the property located at 1810 Barker Dr., Winter Park, FL 32789, with a Parcel Identification number of 17-22-30-8164-01-051 (the "Property").
4. I am familiar with, and reviewed the code compliance case involving the Property, Case # LDC-24-0336.
5. On October 2, 2025, the Code Compliance Board entered an Order (the "Order") requiring:

Based on the foregoing Findings of Fact and Conclusions of Law, and upon a motion made by Melissa Blaney, seconded by Douglas Bond, and agreed to in a unanimous 4-0 vote by the Code Board:

The Respondent is ORDERED, within three days of the hearing date, to cease the rental of the Subject Property for periods of less than one month. Failure to comply with this Order will result in fines of up to $500.00 for each day a repeat violation continues. The Respondent is further Ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by October 6, 2025, to comply with this Order.

6. On October 12, 2025, I re-inspected the Property's short-term listings to determine if the property owner did not take corrective action. I observed: The listings for 1810 Barker Drive on Airbnb and VRBO are set to a two-night minimum stay.
7. Therefore, I determined that the property owner has not taken corrective action, and the Property remains out of compliance with Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

Christina Leann Busch, Affiant

SWORN TO AND SUBSCRIBED
Before me this **13th** day of **October**,
By **Christina Busch**, who is personally known to me
as a Safety & Code Compliance Officer of the City of Winter Park.

Susanne R. Porras, Notary Public
My Commission Expires Nov 1, 2026
Commission #HH283677

SUSANNE R. PORRAS
MY COMMISSION # HH 283677
EXPIRES: November 1, 2026

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FAQs >

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Latest Update

Your item was delivered to an individual at the address at 11:04 am on October 11, 2025 in LAKE MARY, FL 32746.

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Delivered, Left with Individual

LAKE MARY, FL 32746
October 11, 2025, 11:04 am

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FAQs

CODE COMPLIANCE BOARD OF THE CITY OF WINTER PARK, FLORIDA

Case No: LDC-24-0336

CITY OF WINTER PARK,

Petitioner,

vs.

9489 0090 0027 6751 5535 25

9489 0090 0027 6751 5535 32

Atlantic Oasis Trust
1810 Barker Dr.
Winter Park, FL 32789-6202,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CASE came for public hearing before the City of Winter Park, Florida, Code Compliance Board (the "Code Board"), on October 2, 2025, after due and proper notice to the Respondent, Atlantic Oasis Trust, 1810 Barker Dr., Winter Park, FL 32789-6202 (the "Subject Property"). The Code Board having heard sworn testimony from Code Officer Christina Busch and members of the public, and having received documentary evidence and considered the arguments of counsel for the Trust and the City, the Code Board hereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT

In deciding this case, the Code Board made the following findings of fact:

A. Address, Ownership and Possessory Interest: The Subject Property at issue is located at 1810 Barker Dr., Winter Park, FL 32789-6202.

B. Legal Description: SOUTH LAKEMONT SHORES U/70 W1/2 OF LOT 5 & LOT 4 (LESS BEG NELY COR LOT 4 RUN SELY 18 FT S 43 DEG W 244.98 FT TO SW

STATE OF FLORIDA, COUNTY OF ORANGE
I HEREBY CERTIFY That the above and foregoing is a true copy of the original filed in This office in the City of Winter Park, Florida
Dated: 10/7/2025 By: Rene Cranis
City Clerk - Deputy Clerk

COR SAID LOT N 50 FT TH N 48 DEG E ALONG N LINE LOT 4 216.65 FT TO POB) BLK A per Orange County records.

C. Parcel I.D.: # 17-22-30-8164-01-051

D. Notice: The City properly served Notices of Violation and the Notice of Hearing to the Respondent by posting them at the Property and at City Hall and by United States certified mail.

E. Description of Violation: The Respondent, Atlantic Oasis Trust, violated Section 58-71(z) of the Winter Park Code of Ordinances (the "Short-Term Rental Ordinance"), which prohibits the rental use or occupancy of residential real property for less than one month.

F. The Respondent advertised the Subject Property for short-term rental use or occupancy of less than a month on the VRBO and AIRBNB websites. Nearby neighbors testified as to their observations that short-term rentals were occurring at the Subject Property, that vehicles would change after a few days at the property, and that the short-term rentals were impacting the neighborhood, including by limiting parking availability and increasing traffic when short-term tenants hosted parties.

G. The City issued multiple educational notices and Notices of Violation to both Respondent and to the Trustee, Caitlyn Pyle individually when she owned the Subject Property outside of the Trust. After service of each of the first two Notices of Violation, the Subject Property came into compliance before violations eventually resumed. Therefore, the evidence established repeat violations.

H. Respondent, through its Trustee, reasonably understood the ordinary meaning of the words "residential" and "rental," as used in the Short-Term Rental Ordinance and in the multiple educational notifications and Notices of Violation. The ordinance is understandable and not vague.

II. CONCLUSIONS OF LAW

Based on the testimony and evidence of record, summarized above, the Code Board reached the following conclusions of law:

A. The City complied with the notice requirements of Section 2-109 of the Winter Park Code of Ordinances and in Florida Statutes, chapter 162.

B. The Respondent, Atlantic Oasis Trust, Compliance Board Case #LDC-24-0336, owner of 1810 Barker Drive, Winter Park, FL 32789, violated Chapter 58, Section 58-71(z) Short-term rental for use or occupancy of residential dwellings of the City of Winter Park Land Development Code.

C. The Short-Term Rental Ordinance is not vague; therefore, it cannot be void for vagueness.

D. Florida law does not preempt the Short-Term Rental Ordinance. Florida Statutes § 509.032(7)(b) states, "A Local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1st, 2011." The Ordinance is not preempted because the City adopted the Short-Term Rental Ordinance on February 22, 2010, and has kept it in effect continually since that date. A recodification of Chapter 58 in 2022

(Ordinance 3258-22) that merely changed the location of the Short-Term Rental Ordinance within the Chapter did not repeal it.

E. The Code Board effectively overruled the hearsay objections stated on the record by counsel for Respondent. Section 2-105(f) of the City Code of Ordinances states, "Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings." Section 2-105(g) states, "Irrelevant, immaterial or unduly repetitious evidence shall be excluded, but all other evidence of a type commonly relied upon by reasonable, prudent persons in the conduct of their affairs shall be admissible whether or not such evidence would be admissible in a trial in the courts of the state." A reasonable, prudent person would commonly rely on the AIRBNB and VRBO websites to determine when rental properties are available and the minimum number of days required per stay. In addition, a reasonable, prudent person would rely on reviews posted by guests, which must be posted shortly after a stay at a property. Therefore, the Code Board properly relied on evidence of the violations presented through business records and the sworn testimony of Code Officer Busch and nearby residents.

F. Respondent did not deny the violations of the Short-Term Rental Ordinance.

III. ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and upon a motion made by Melissa Blaney, seconded by Douglas Bond, and agreed to in a unanimous 4-0 vote by the Code Board:

The Respondent is **ORDERED**, within three days of the hearing date, to cease the rental of the Subject Property for periods of less than one month. Failure to comply with

this Order will result in fines of up to $500.00 for each day a repeat violation continues. The Respondent is further Ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by October 6, 2025, to comply with this Order.

NOTICE OF RIGHT TO APPEAL

Respondent is hereby notified that they, or any party who may be aggrieved by this Order, including the City, has the right to appeal this Order to the Circuit Court in and for Orange County within thirty (30) calendar days of the rendition of this Order, as set forth in Florida Statutes § 162.11 and Section 2-108 of the City Code.

DONE AND ORDERED, effective October 2, 2025, at Winter Park, Florida.

CITY OF WINTER PARK, FLORIDA
CODE COMPLIANCE BOARD

Kristen Matt, Chair Pro-Tem

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this 7th day of October, 2025, by Kristen Matt, Chair Pro-Tem, who is personally known to me.

Notary Public: Susan L. Pruchnicki

SUSAN L. PRUCHNICKI
MY COMMISSION # HH 373628
EXPIRES: March 15, 2027

CERTIFICATE OF SERVICE

A true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail** to the Respondent:

Atlantic Oasis Trust
1810 Barker Dr.
Winter Park, FL 32789-6202

and to counsel of record, as follows:

Joseph T. Peckham, Esquire
Law Office of Joseph T. Peckham, PLLC
7025 C.R. 46A
Suite 1071-333
Lake Mary, FL 32746

Code Officer

Certified Tracking #

CODE COMPLIANCE BOARD OF THE CITY OF WINTER PARK, FLORIDA

Case No: LDC-24-0336

CITY OF WINTER PARK,

Petitioner,

9489 0090 0027 6751 5535 25

vs.

9489 0090 0027 6751 5535 32

Atlantic Oasis Trust
1810 Barker Dr.
Winter Park, FL 32789-6202,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CASE came for public hearing before the City of Winter Park, Florida, Code Compliance Board (the "Code Board"), on October 2, 2025, after due and proper notice to the Respondent, Atlantic Oasis Trust, 1810 Barker Dr., Winter Park, FL 32789-6202 (the "Subject Property"). The Code Board having heard sworn testimony from Code Officer Christina Busch and members of the public, and having received documentary evidence and considered the arguments of counsel for the Trust and the City, the Code Board hereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT

In deciding this case, the Code Board made the following findings of fact:

A. Address, Ownership and Possessory Interest: The Subject Property at issue is located at 1810 Barker Dr., Winter Park, FL 32789-6202.

B. Legal Description: SOUTH LAKEMONT SHORES U/70 W1/2 OF LOT 5 & LOT 4 (LESS BEG NELY COR LOT 4 RUN SELY 18 FT S 43 DEG W 244.98 FT TO SW

COR SAID LOT N 50 FT TH N 48 DEG E ALONG N LINE LOT 4 216.65 FT TO POB) BLK A per Orange County records.

C. Parcel I.D.: # 17-22-30-8164-01-051

D. Notice: The City properly served Notices of Violation and the Notice of Hearing to the Respondent by posting them at the Property and at City Hall and by United States certified mail.

E. Description of Violation: The Respondent, Atlantic Oasis Trust, violated Section 58-71(z) of the Winter Park Code of Ordinances (the "Short-Term Rental Ordinance"), which prohibits the rental use or occupancy of residential real property for less than one month.

F. The Respondent advertised the Subject Property for short-term rental use or occupancy of less than a month on the VRBO and AIRBNB websites. Nearby neighbors testified as to their observations that short-term rentals were occurring at the Subject Property, that vehicles would change after a few days at the property, and that the short-term rentals were impacting the neighborhood, including by limiting parking availability and increasing traffic when short-term tenants hosted parties.

G. The City issued multiple educational notices and Notices of Violation to both Respondent and to the Trustee, Caitlyn Pyle individually when she owned the Subject Property outside of the Trust. After service of each of the first two Notices of Violation, the Subject Property came into compliance before violations eventually resumed. Therefore, the evidence established repeat violations.

H. Respondent, through its Trustee, reasonably understood the ordinary meaning of the words "residential" and "rental," as used in the Short-Term Rental Ordinance and in the multiple educational notifications and Notices of Violation. The ordinance is understandable and not vague.

II. CONCLUSIONS OF LAW

Based on the testimony and evidence of record, summarized above, the Code Board reached the following conclusions of law:

A. The City complied with the notice requirements of Section 2-109 of the Winter Park Code of Ordinances and in Florida Statutes, chapter 162.

B. The Respondent, Atlantic Oasis Trust, Compliance Board Case #LDC-24-0336, owner of 1810 Barker Drive, Winter Park, FL 32789, violated Chapter 58, Section 58-71(z) Short-term rental for use or occupancy of residential dwellings of the City of Winter Park Land Development Code.

C. The Short-Term Rental Ordinance is not vague; therefore, it cannot be void for vagueness.

D. Florida law does not preempt the Short-Term Rental Ordinance. Florida Statutes § 509.032(7)(b) states, "A Local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1st, 2011." The Ordinance is not preempted because the City adopted the Short-Term Rental Ordinance on February 22, 2010, and has kept it in effect continually since that date. A recodification of Chapter 58 in 2022

(Ordinance 3258-22) that merely changed the location of the Short-Term Rental Ordinance within the Chapter did not repeal it.

E. The Code Board effectively overruled the hearsay objections stated on the record by counsel for Respondent. Section 2-105(f) of the City Code of Ordinances states, "Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings." Section 2-105(g) states, "Irrelevant, immaterial or unduly repetitious evidence shall be excluded, but all other evidence of a type commonly relied upon by reasonable, prudent persons in the conduct of their affairs shall be admissible whether or not such evidence would be admissible in a trial in the courts of the state." A reasonable, prudent person would commonly rely on the AIRBNB and VRBO websites to determine when rental properties are available and the minimum number of days required per stay. In addition, a reasonable, prudent person would rely on reviews posted by guests, which must be posted shortly after a stay at a property. Therefore, the Code Board properly relied on evidence of the violations presented through business records and the sworn testimony of Code Officer Busch and nearby residents.

F. Respondent did not deny the violations of the Short-Term Rental Ordinance.

III. ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and upon a motion made by Melissa Blaney, seconded by Douglas Bond, and agreed to in a unanimous 4-0 vote by the Code Board:

The Respondent is **ORDERED**, within three days of the hearing date, to cease the rental of the Subject Property for periods of less than one month. Failure to comply with

this Order will result in fines of up to $500.00 for each day a repeat violation continues. The Respondent is further Ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by October 6, 2025, to comply with this Order.

NOTICE OF RIGHT TO APPEAL

Respondent is hereby notified that they, or any party who may be aggrieved by this Order, including the City, has the right to appeal this Order to the Circuit Court in and for Orange County within thirty (30) calendar days of the rendition of this Order, as set forth in Florida Statutes § 162.11 and Section 2-108 of the City Code.

DONE AND ORDERED, effective October 2, 2025, at Winter Park, Florida.

CITY OF WINTER PARK, FLORIDA
CODE COMPLIANCE BOARD

Kristen Matt, Chair Pro-Tem

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this 7th day of October, 2025, by Kristen Matt, Chair Pro-Tem, who is personally known to me.

Notary Public:

SUSAN L. PRUCHNICKI
MY COMMISSION # HH 373623
EXPIRES: March 15, 2027

CERTIFICATE OF SERVICE

A true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail** to the Respondent:

Atlantic Oasis Trust
1810 Barker Dr.
Winter Park, FL 32789-6202

and to counsel of record, as follows:

Joseph T. Peckham, Esquire
Law Office of Joseph T. Peckham, PLLC
7025 C.R. 46A
Suite 1071-333
Lake Mary, FL 32746

Code Officer

Certified Tracking #

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
Respondents, /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Susan Pruchnicki, Safety & Code Compliance Coordinator for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.

2. That he/she posted the Notice of Hearing, scheduled for October 2, 2025, at City Hall for the property located at 1810 BARKER DR. on this 22nd day of September 2025.

3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 22nd day of September 2025

Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of September 2025, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.

Christina Leann Busch, Notary Public
My Commission Expires October 9, 2026
Commission #HH319908

CHRISTINA LEANN BUSCH
MY COMMISSION # HH 319908
EXPIRES: October 9, 2026

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
Respondents,

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.

2. That he/she posted the Notice of Hearing, scheduled for October 2, 2025, on the property located at **1810 BARKER DR**. on this **17th day of September 2025**.

3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **17th day of September 2025**

Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **17th day of September 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

Phillip Wade JR, Notary Public
My Commission Expires Nov 13, 2026
Commission #HH331370

PHILLIP WADE JR
Notary Public - State of Florida
Commission # HH 331370
My Comm. Expires Nov 13, 2026
Bonded through National Notary Assn.



CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

Case No: LDC-24-0336

CITY OF WINTER PARK,

Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202,

Respondent.

NOTICE OF
CODE COMPLIANCE BOARD HEARING

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected and repeat violation of the Code of City of Winter Park, as more particularly described herein, and that she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on:

Thursday, October 2, 2025
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

A hearing on the following code violations will be heard at this meeting:

1. Violations of City Code Chapter/Section: **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **1810 Barker Dr., Winter Park, FL 32789.**
3. Parcel I.D. No.: **17-22-30-8164-01-051**
4. Property Zone: **WP-R-1A**

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09/17/2025

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We attempted to deliver your item at 9:06 am on September 19, 2025 in WINTER PARK, FL 32789 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning September 20, 2025. If this item is unclaimed by October 4, 2025 then it will be returned to sender.

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USPS Tracking Plus®

Feedback

Delivery Attempt: Action Needed
Notice Left (No Authorized Recipient Available)
WINTER PARK, FL 32789
September 19, 2025, 9:06 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 18, 2025, 10:13 pm

In Transit to Next Facility
September 18, 2025

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 17, 2025, 9:08 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

September 17, 2025, 7:37 p

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What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

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Product Information

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

Case No: LDC-24-0336

CITY OF WINTER PARK,

Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202,

Respondent.
_____/

NOTICE OF
CODE COMPLIANCE BOARD HEARING

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected and repeat violation of the Code of City of Winter Park, as more particularly described herein, and that she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

Thursday, October 2, 2025
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

A hearing on the following code violations will be heard at this meeting:

1. Violations of City Code Chapter/Section: **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

2. Address where violation(s) exists: **1810 Barker Dr., Winter Park, FL 32789.**

3. Parcel I.D. No.: **17-22-30-8164-01-051**

4. Property Zone: **WP-R-1A**

5. Legal Description: **SOUTH LAKEMONT SHORES U/70 W1/2 OF LOT 5 & LOT 4 (LESS BEG NELY COR LOT 4 RUN SELY 18 FT S 43 DEG W 244.98 FT TO SW COR SAID LOT N 50 FT TH N 48 DEG E ALONG N LINE LOT 4 216.65 FT TO POB) BLK A**

6. Names and address of owner/person in charge of location where violation exists: **Atlantic Oasis Trust - 1810 Barker Dr., Winter Park, FL 32792-6202**

7. Description of Violations: **THE CITY HAS ISSUED MULTIPLE NOTICES OF VIOLATION FOR THE UNLAWFUL SHORT-TERM RENTAL VIOLATION. RESIDENTIAL DWELLING IS CURRENTLY BEING ADVERTISED AS A SHORT-TERM RENTAL ON A WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE.**

8. Compliance Requirements: **CEASE THE RENTAL OF THE RESIDENTIAL DWELLING FOR PERIODS OF LESS THAN ONE MONTH (30-NIGHT MINIMUM).**

Pursuant to section 2-104(b), "If the violations are corrected and they recur...the case may be presented to the Code Compliance Board even if the violation has been corrected prior to the code hearing and the notice shall so state." Pursuant to section 2-104(d), "If the repeat violation is found, the code inspector shall notify the violator but it is not required to give the violator reasonable time to correct the violation. The code inspector upon notifying the violator of the repeat violation, shall notify the Code Compliance Board and request a hearing.

Therefore, Notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **October 2, 2025, at 3 p.m.,** at 401 S. Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board may impose a fine up to $250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you are found to be a repeat violator by the Board, the Board can impose a fine of up to $500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

If you believe that you have come into compliance with the terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED, AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code Compliance Board decides to appeal a decision of such board, a verbatim record of the proceedings may be required. It is the sole responsibility of the appealing party to ensure that a record is made that includes the testimony and evidence upon which an appeal may be taken.

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU. If you do not attend this hearing, the Code Compliance Board will consider the case even though you are not present, and may assess fines, place liens, or take other actions which will affect your rights. If you feel that you have come into compliance with the terms of this Order prior to the hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY**.

Dated this: 15th day of September 2025.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **ATLANTIC OASIS TRUST- 1810 BARKER DR., WINTER PARK, FL 32792-6202**

Certified Mail: 9489 0090 0027 6605 7170 73

Christina Busch
Code Compliance Officer

Please contact our office at 407-599-3600 if you have any questions.

CODES CITED:

CHAPTER 58
SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCU-PANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
Respondents, _____/

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.

2. That he/she posted the Notice of Violation on the property located at 1810 BARKER DR. on this **2nd day of January 2025**.

3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **2nd day of January 2025**

_____
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **2nd day of January 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

_____
Phillip Wade JR, Notary Public
My Commission Expires Nov 13, 2026
Commission #HH331370

PHILLIP WADE JR
Notary Public - State of Florida
Commission # HH 331370
My Comm. Expires Nov 13, 2026
Bonded through National Notary Assn.


OFFICIAL NOTICE OF VIOLATION
CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
DATE: August 19, 2024
CASE # LDC-24-0336
CERTIFIED TRACKING NUMBER: 9489 0178 9820 3026 1007 97
You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
SHORT TERM RENTALS
On August 2, 2024 a Violation(s) was observed on your property. The violation(s) must be corrected by August 28, 2024. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to $250 per day, per violation.
Property Zoned: R-1A
Parcel ID#: 17-22-30-8164-01-051
Violation Location/Address: 1810 BARKER DR.
Property Owner/ Tenant: WINTER PARK, FL 32789
Mailing Address: ATLANTIC OASIS TRUST
City/ State/ Zip: 1810 BARKER DR.
Description of Violation: WINTER PARK, FL 32789-6202
RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT-TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).
Corrective action to be taken: CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH (30-NIGHT MINIMUM). PLEASE CONTACT CODE COMPLIANCE WITH UPDATED INTENTIONS.
Officer Name: Christina Busch - 407-599-3382 - cbusch@cityofwinterpark.org
Office DEPOT
01/02/2025

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9489017898203026100797

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Moving Through Network

In Transit to Next Facility
September 21, 2024

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 17, 2024, 7:43 pm

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 16, 2024, 9:32 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 16, 2024, 1:04 pm

Departed USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER
September 16, 2024, 9:30 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBU..ON CENTER
September 13, 2024, 4:39 am

Unclaimed/Being Returned to Sender
WINTER PARK, FL 32789
September 11, 2024, 9:40 am

Reminder to Schedule Redelivery of your item
August 27, 2024

Notice Left (No Authorized Recipient Available)
WINTER PARK, FL 32789
August 22, 2024, 9:53 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
August 21, 2024, 9:36 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
August 20, 2024, 9:50 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? **(https://faq.usps.com/s/article/Where-is-my-package)**

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

OFFICIAL NOTICE OF VIOLATION

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789

DATE**: August 19, 2024**
CASE # **LDC-24-0336**
CERTIFIED TRACKING NUMBER: **9489 0178 9820 3026 1007 97**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

SHORT TERM RENTALS

On **August 2, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **August 28, 2024.** Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to $250 per day, per violation.

Property Zoned:	**R-1A**
Parcel ID#:	**17-22-30-8164-01-051**
Violation Location/Address:	**1810 BARKER DR. WINTER PARK, FL 32789**
Property Owner/ Tenant:	**ATLANTIC OASIS TRUST**
Mailing Address:	**1810 BARKER DR.**
City/ State/ Zip:	**WINTER PARK, FL 32789-6202**
Description of Violation:	**RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT-TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).**
Corrective action to be taken:	**CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH (30-NIGHT MINIMUM). PLEASE CONTACT CODE COMPLIANCE WITH UPDATED INTENTIONS.**

Officer Name: **Christina Busch -** 407-599-3382 **-** cbusch@cityofwinterpark.org

Appeal Process

An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.

If you would like to schedule an appointment to discuss this notice or feel that you have come into compliance with the terms of this notice, please contact Safety & Code Compliance at (407) 599-3600.

Violation Detail

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

Violation Description:

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789

SAFETY & CODE compliance

xxxxxx
****
ATLANTIC OASIS TRUST
1810 BARKER DR
WINTER PARK, FL 32789-6202

August 2, 2024

RE: Short Term Rental Operations at 1810 Barker Dr, Winter Park, FL 32789

Dear ATLANTIC OASIS TRUST:

The City of Winter Park ("City") Code Compliance Division has found that your property may currently be advertised for rental occupancy through an on-line management service (i.e., Airbnb, VRBO, etc.). This correspondence is intended to advise you that existing City ordinances prohibit the offering of residential property for rent or lease for a period of less than one (1) month.

The City's Land Development Code provides, in Chapter 58, Article III, Section 58-71, the following:

Sec. 58-71. – General provisions for residential zoning provisions.

(z) *Short-term rental of residential dwellings.* The rental, use or occupancy of any residential dwelling for **less than one month shall be prohibited**.

The purpose of this regulation is to protect the charm, character and quality of life of our residential neighborhoods. Unfortunately, sometimes renters do not act so neighborly, creating noise disturbances, parking challenges, criminal activity and in some instances even hosting illegal open house parties.

Our City prides itself on providing the best place to live, work and play in Florida. This effort is furthered when its residents, property owners, and the City all work to keep our residential neighborhoods as intended. The City and Code Compliance Division desires to open a dialogue about this issue in hopes that the issue may be resolved without formal code compliance actions.

If you feel you have received this correspondence in error or desire to discuss this matter further, please do not hesitate to contact the City at (407) 599-3600.

Respectfully,

Safety and Code Compliance

xxxxx

airbnb Anywhere Any week Add guests Airbnb your home

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite — One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★ 37 Reviews

Hosted by Caitlin

Superhost · 4 years hosting

Great for remote work

Fast wifi at 513 Mbps, plus a dedicated workspace in a common area

Self check-in

Check yourself in with the keypad

Caitlin is a Superhost

Superhosts are experienced, highly rated Hosts

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Photos Amenities Reviews Location



Bedroom 1
1 king bed



Bedroom 2
1 king bed

Add dates for prices ★ 5.0 · Reviews Check availability

Add dates for prices

CHECK-IN Add date CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

What this place offers

- Courtyard view
- Kitchen
- Dedicated workspace
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku
- Lake access
- Fast wifi – 513 Mbps
- Free parking on premises
- Private hot tub
- Exterior security cameras on property

Show all 87 amenities

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9489009000276751590704

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Tracking Not Available

Tracking is not available for this item. This may be because the tracking number is invalid; USPS has not yet received payment; USPS has not yet received the item; the item does not include tracking; or other reasons.

Track Another Package

Enter tracking or barcode numbers

Feedback

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

AIRBNB Description 10-16-25

About this space

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ Private pool & spa (spa heating included)
☆ Peaceful residential area
☆ Fully equipped chef's kitchen (Belgian waffle iron, ice cream machine, etc.)
☆ RV parking available upon request
☆ Large smart TV in every bedroom
☆ Fitness room

The space

🏡 Winter Park Oasis with Private Pool, Game Room & Resort-Style Comfort

✨ Minutes from Disney, Universal & Downtown Orlando ✨

Welcome to your dream getaway in the heart of Central Florida! This custom-built home blends modern luxury with laid-back fun, making it the perfect escape for families, friend groups, or anyone craving space, comfort, and connection.

🌟 What Makes This Home Special:

✅ Spacious & Stylish Sleeping Arrangements
- 2 King bedrooms on the main floor (no stairs!)
- Upstairs queen bedroom + bunk room with queen, full, and twin XL beds
- 3 full bathrooms for stress-free mornings

✅ Epic Entertainment & Relaxation Spaces

• Massive open-concept living area with 85" Samsung TV & surround sound
• Custom-designed Nintendo-themed game room with glow-in-the-dark fun, foosball, and even a sandbox!
• TVs in every bedroom, game room, and the lanai
• Private pool + gas-heated spa = your personal resort

✅ Chef-Ready Kitchen
• Fully stocked with cookware, utensils, and surprises like an ice cream maker
• Large island and ample space for shared meals and memory-making

✅ Outdoor Living at Its Best
• Covered patio with outdoor kitchen + grill
• Plenty of seating for laid-back meals

✅ Wellness + Work Balance
• Yoga/fitness room for morning movement
• Dedicated workspace if you need to plug in while unplugging

📍 Location Perks:

• Peaceful residential neighborhood
• Stroll or jog around Lake Baldwin's scenic 2.6-mile loop
• 30 min to Disney & Universal
• 15 min to Kia Center
• Quick access to Orlando's best shopping & restaurants

💎 Thoughtful Extras:

• Ultra-fast WiFi
• HEPA air purifiers in living areas
• Fully stocked laundry room
• Basic cleaning supplies
• Essentials like soap, shampoo, toilet paper
• Driveway parking for three cars

💉 Important Details:

• Check-in: 4:00 PM | Check-out: 10:00 AM
• No pets or smoking allowed
• Pool heat is available for an extra fee (please request 24+ hours in advance)
• Optional mid-stay cleaning available for an additional fee
• Outdoor security cameras are located at the front door, driveway, and pool area for your safety

🐞 Florida Climate Notice:

The home is professionally treated for pests, but due to Florida's tropical climate, an *occasional* bug may appear. Let us know immediately and we'll take care of it.

🚑 Travel Tip:

We strongly recommend purchasing travel insurance to protect your plans from unforeseen delays or weather-related cancellations, as refunds cannot be provided in these cases.

⚠️ NOTICE + DECLARATION ⚠️

This property is currently the subject of an ongoing legal challenge regarding a decades-old city ordinance (from the 1980s) that is being unlawfully and retroactively applied to modern-day homesharing by private residents. You may notice city code enforcement vehicles driving by or see them stake notices in my lawn. These are part of a broader legal dispute and do NOT reflect any wrongdoing or illegality.

If you have a confirmed stay here, it means you've been personally invited into my private residence as a friend, member, or associate through a direct community connection. You are not a transient occupant or commercial customer; you are here by private license granted at my sole discretion, as the resident and property trustee. Any attempt by the City to interfere with this private arrangement constitutes a violation of both my constitutional rights as a resident and your protected right to associate privately with others under federal law.

The City of Winter Park has repeatedly and intentionally refused to define key legal terms within its ordinance — such as "rental," "use," or "occupancy" — rendering it

unconstitutionally vague and impossible for ordinary residents to interpret or comply with in good faith. This lack of clarity is also a violation of due process and opens the door to arbitrary and discriminatory enforcement.

The ordinance in question was created long before home-sharing platforms or peer-to-peer technology existed, and was never designed to regulate lawful, peaceful, short-term residential arrangements among acquaintances, friends, or members.

As an additional layer of legal protection, all individuals who stay must be members of the SELFTRANSFORMATIONCOM Private Membership Association (PMA). Membership is free and can be initiated by simply sending a message. This ensures that your presence here is fully private, non-commercial, and constitutionally protected under the First Amendment right to freedom of association. The City has no jurisdiction over private agreements or peaceful, consensual activity within a PMA.

As a legally informed homeowner defending my rights against bureaucratic overreach, I am so proud to be standing up for my unalienable right to share my home with you. Feel free to reach out to me with questions!

Guest access

Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

Other things to note

NIGHTLY RATE INCLUDES SPA HEATING ONLY.

If you would like the pool heated, it takes 8-12 hours and a lot of gas. There is an additional $400 fee to cover the high cost of gas heating the pool.

Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 💔

UPDATED AS OF AUGUST 2023: The cats have found a new home :) You may have seen them mentioned in my reviews from 2020-2021, but because I travel so much, I needed to find a better place for them. They will be missed!

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home as a member, you assume full responsibility for any loss or injury incurred on the property.

Checkout is 10 AM unless pre-approved in advance. Late checkout accommodations are subject to availability and prior approval. Unauthorized late checkouts will be charged to the guest at a half-day rate.

Smoking is strictly prohibited on the property. If a guest is found to be smoking at or in the property, the guest will be charged a minimum of $500 for damages.

PETS ARE NOT ALLOWED except for service animals.

Let me know if you have any questions! :)

Susanne Porras

From: Richard Geller <rgeller@fishbacklaw.com>
Sent: Thursday, October 9, 2025 10:31 AM
To: Susanne Porras; Gary Hiatt; Randy Knight; Michelle del Valle
Cc: Kurt Ardaman
Subject: FW: [EXTERNAL] Winter Park/Atlantic Oasis Trust - Findings of Fact, Conclusions of Law & Order (SIGNED & CERTIFIED) - PRIVILEGED - IMMINENT LITIGATION
Attachments: Findings of Fact, Conclusions of Law & Order (LDC-24-0336 - Atlantic Oasis Trust) (SIGNED & CERT) - 10 7 25.pdf

A week ago, the Code Board found Atlantic Oasis Trust in violation of the City's short-term rental prohibition. The chair *pro tem* signed the attached Order.

In the emails below, the Trust's attorney, Joe Peckham, is requesting that the City agree to allow his client to continue her violations of the code to avoid an appeal. He claims that the recodification of the short-term rental prohibition, from one paragraph to another in 2022, is "a problem for the City" because the ordinance used the word "repeal" as to the former paragraph. He is claiming that the City consequently lost the grandfathering from the State's preemption. I am disputing the contention.

I have responded that his client must comply with the Code and that the City enforces its Code and Code Board orders. If you would like me to convey any other message and/or discuss further, please give me a call or let's set up a Zoom conference.

Rick

From: Richard Geller
Sent: Wednesday, October 8, 2025 3:36 PM
To: 'Joe Peckham Law' <Joe.Peckham@JPeckhamLaw.com>
Subject: RE: Winter Park/Atlantic Oasis Trust - Findings of Fact, Conclusions of Law & Order (SIGNED & CERTIFIED)

Joe - I received the attached Order after business hours last night.

As I told the Code Board, Ordinance 3258-22 recodified, that is, moved the Short-Term Rental prohibition to a different paragraph. The Ordinance made no substantive change in the law. The Ordinance did not change the intent or effect of the Short-Term Rental prohibition.

The City enforces its Code and Code Board orders.

Rick

From: Joe Peckham Law <Joe.Peckham@JPeckhamLaw.com>
Sent: Wednesday, October 8, 2025 1:33 PM
To: Richard Geller <rgeller@fishbacklaw.com>
Subject: Re: Winter Park/Atlantic Oasis Trust - order to comply

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Rick:

Just a few items regarding our Code enforcement overreach case:

1. Nothing received from the City yet in form of final order. I just want to be sure I get it as soon as it is issued given the time for appeal.
2. Although I did not emphasize it at the hearing, the 3258-22 ordinance repealed and replaced (did not merely re-codify) the short-term rental restriction:

   SECTION 4. "That Chapter 58 'Land Development Code', Article III 'Zoning Regulations', Section 58-71 of the City of Winter Park Land Development Code is hereby **repealed and replaced** with a **new** Sections 58-70 and 58-71 to read as shown below (underlined language are **new** sections; stricken through language are **repealed** sections) [emphases added]

I submit that presents a problem for the city. My client is keen to get to a place of quiet enjoyment so if you can see a way to some sort of non-conforming use understanding we would contemplate it but otherwise, I guess we will be getting to know each other a bit better.

Thanks in advance for you anticipated courtesies.

Law Office of Joseph T Peckham, PLLC

By: Joe Peckham
Joe.Peckham@JPeckhamlaw.com
407-789-2740

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> On Oct 6, 2025, at 4:12 PM, Joe Peckham Law <Joe.Peckham@JPeckhamLaw.com> wrote:
>
> Rick
>
> Thanks. I was firing a motion off to county court earlier and suffered a brain to mouth dictation malfunction
>
> Law Office of Joseph T Peckham, PLLC
>
> By: Joe Peckham
> Joe.Peckham@JPeckhamlaw.com
> 407-789-2740

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> On Oct 6, 2025, at 3:42 PM, Richard Geller <rgeller@fishbacklaw.com> wrote:
>
> Joe - The resolution is that your client must comply with the City Code and the Code Board's order that she do so.
>
> Appeals are to the Circuit Court, not County Court. https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0162/Sections/0162.11.html
>
> Rick
>
> Sent from my iPhone
>
> > On Oct 6, 2025, at 2:57 PM, Joe Peckham Law <Joe.Peckham@jpeckhamlaw.com> wrote:
> >
> > CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
> >
> > Thanks. Much appreciated.
> >
> > Of course I have to ask if there is any resolution that can allow the parties to live in harmony without going through county court?
> >
> > Law Office of Joseph T Peckham, PLLC
> >
> > By: Joe Peckham
> > Joe.Peckham@JPeckhamlaw.com
> > 407-789-2740

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> On Oct 6, 2025, at 2:53 PM, Richard Geller <rgeller@fishbacklaw.com> wrote:
>
> Joe - The verbal order to comply within three days is binding on your client as of the hearing date. I would expect the chair pro tem to sign a formal written order this week. I asked the City to add you to the service list. As I mentioned on Thursday, you will have 30 days from the rendition of the formal written order in which to appeal.
>
> Rick

Richard S. Geller

Fishback Dominick

A: 1947 Lee Road,

Winter Park, FL 32789

P: (407) 262-8400

F: (407) 790-4538

E: rgeller@fishbacklaw.com

W: https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.fishbacklaw.com&c=E,1,HB-4bZk59HcAgpOqrg3_PT-Tx8V81V3bWIvybADuB1rfqEdQ-

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and/or confidential information that may have occurred is inadvertent and does

not constitute a waiver of any such privilege or confidentiality. Thank you.

-----Original Message-----

From: Joe Peckham Law <Joe.Peckham@JPeckhamLaw.com>

Sent: Monday, October 6, 2025 12:54 PM

To: Richard Geller <rgeller@fishbacklaw.com>

Subject: Atlantic Oasis Trust

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Rick:

Glad we were able to connect face-to-face at the commission hearing and I appreciate your professional decorum throughout the proceedings.

I understand the Commission's determination was read aloud on the record, but I thought the Commission firm was going to follow-up with a writing of some kind? To date I have not received anything.

Given the tight timeframe, I would like to have what you referenced by this week. Is that feasible?

Thanks in advance.

Law Office of Joseph T Peckham, PLLC

By: Joe Peckham

Joe.Peckham@JPeckhamlaw.com

407-789-2740

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Susanne Porras

From: Joe Peckham Law <Joe.Peckham@JPeckhamLaw.com>
Sent: Thursday, October 9, 2025 9:00 PM
To: Code Compliance
Cc: Richard Geller
Subject: [EXTERNAL] LDC-24-0336 - AOT

Greetings:

Without waiving any rights to the legality of the Findings of Fact, Conclusions of Law and Order my client submits that it is in compliance with all unambiguous, lawfully enacted and not state pre-empted zoning ordinances.

My client continues to assert all defenses to the claimed violation and continues to assert that the city did in fact repeal the very ordinance it now seeks to enforce. See, Ordinance 3258-22 Page 63 of 117 "Section 58-71 of the City of Winter Park Land Development Code is hereby repealed and replaced with a new Sections 58-70 and 58-71"

Law Office of Joseph T Peckham, PLLC

By: Joe Peckham
Joe.Peckham@JPeckhamlaw.com
407-789-2740

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FISHBACK DOMINICK LLP

ATTORNEYS AT LAW
1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

G. BEN FISHBACK (1893-1983)
JULIAN K. DOMINICK (1924-2003)

MARK F. AHLERS
* A. KURT ARDAMAN
JOHN F. BENNETT
JOHN T. CONNER
* RICHARD S. GELLER
HILLARY G. GRIFFITH
PAUL "JJ" JOHNSON, JR.
ERIC B. JONTZ
JEFFRY R. JONTZ
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* FLORIDA BAR BOARD CERTIFIED IN CITY, COUNTY AND LOCAL GOVERNMENT

June 9, 2025

VIA EMAIL

Joseph Peckham, Esquire
7025 C.R. 46A, Suite 1071-333
Lake Mary, FL 32746
Joe.peckham@jpeckhamlaw.com

RE: Public Records Request #25-939

Dear Mr. Peckham:

The City of Winter Park conducted a reasonable, good faith search in response to your May 13, 2025 public records request (Request #25-939). The City is producing the responsive records identified as WINTER PARK 00001-00617 together with body camera footage located by the Winter Park Police Department. We have uploaded these records to:

https://www.dropbox.com/scl/fo/t8d1i38f3usplu5yleap3/AIeTKZqd_S3AyfM1argaLco?rlkey=dc1xo76des5cfnwqorygvyjhq&st=2dzm5s2l&dl=0

If you have any technical difficulty retrieving the documents, please contact my paralegal, Dixie, at 407-262-8400. I will refer below to your client's property at 1810 Barker Drive as the "Subject Property."

1. **Provide all documents and communications relating to any complaints, notices of violation, warnings, or fines issued by the City of Winter Park to Caitlin Pyle, the Atlantic Oasis Trust, or regarding the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: The City of Winter Park is producing records evidencing complaints

by citizens as well as Notices of Violation served on your client. *See* CITY OF WINTER PARK 00005, 00006, and 00589. No records exist as to any fines issued. I understand that no code enforcement hearing has taken place.

2. **Provide all documents and communications relating to any short-term rental activities, including but not limited to advertisements, bookings, or guest stays, at the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

   RESPONSE: The City is producing communications relating to short-term rental activities, including but not limited to advertisements, bookings, and guest stays at: CITY OF WINTER PARK 00013-00021, 00025-26, 00033-00067, 00072-00083, and 00097-000177. Please also see the body camera footage

3. **Provide all documents and communications relating to any private parties, events, or gatherings held at the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

   RESPONSE: Please see responsive records relating to private parties, events, and gatherings at the Subject Property at: CITY OF WINTER PARK 00513, 00589. Please also see the body camera footage.

4. **Provide all documents and communications relating to any noise complaints or disturbances reported at or near the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025, including the complainant name.**

   RESPONSE: The City is producing communications relating to noise complaints and disturbances reported at or near the Subject Property at: CITY OF WINTER PARK 00510, 00513, and 00589. Please also see the body camera footage.

5. **Provide all documents and communications between the City of Winter Park and any third-party rental platforms (e.g., Airbnb, Peerspace) regarding short-term rentals at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

   RESPONSE: The City does not directly communicate with the rental platforms and, therefore, has no responsive documents. A City vendor, Host Compliance, monitors the rental platforms and supplied the Airbnb and Peerspace listings the City is producing.

5. **Provide all documents and communications relating to any investigations, surveillance, or monitoring of activities at 1810 Barker Drive, Winter Park, FL conducted by or on behalf of the City of Winter Park from September 2023 to May 2025.**

   RESPONSE: Please see responsive body camera footage from the Winter Park Police Department.

6. **Provide all documents and communications relating to any meetings, hearings, or discussions held by City of Winter Park officials or employees regarding Caitlin Pyle, the Atlantic Oasis Trust, or the property at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

   RESPONSE: The City of Winter Park is producing communications relating to any meetings, hearings, or discussions held by City of Winter Park officials or employees regarding Caitlin Pyle, the Atlantic Oasis Trust, or the Subject Property at: CITY OF WINTER PARK 00435 through 00444. The City's Code Compliance Board has not held any hearings on this matter to date.

8. **Provide all documents and communications relating to any proposed or actual fines, penalties, or legal actions considered or taken by the City of Winter Park against Caitlin Pyle, the Atlantic Oasis Trust, or regarding the property at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

   RESPONSE: The City's Code Compliance Board has not held any hearings on this matter to date; therefore, no records relate to any fines issued. However, *see* my letter to you dated May 22, 2025, regarding the possibility of a Code Compliance Board hearing if further violations occur, at which the Code Board could issue fines. CITY OF WINTER PARK 00003-00004.

9. **Provide all documents and communications relating to any interactions or correspondence between the City of Winter Park and neighbors or other residents regarding activities at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

   RESPONSE: The City is producing records relating to interactions or correspondence between the City and neighbors and/or other residents regarding activities at the Subject Property at: CITY OF WINTER PARK 000006 and 00510. Please also see the body camera footage for interactions with neighbors and/or other residents.

10. **Provide all documents and communications relating to any zoning regulations, permits, or restrictions applicable to the property at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

    RESPONSE: Regarding zoning regulations or restrictions, *see* the Winter Park Zoning Code, Chapter 58, Article III, including Section 58-65 (regulating R-1A districts), and 58-71(z) (short-term rentals prohibited) available at: https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH58LADECO_ARTIIIZO

    See also Section 62-97 of the City Code, which declares open house parties "to be noise disturbances in violation of this division," available at: https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH62OFMIPR_ARTIVOFINPUPEOR_DIV2NODICO

    The City is producing a Mechanical Permit Application at: CITY OF WINTER PARK 00610-00616

11. **Provide all documents and communications relating to any First Amendment concerns or considerations regarding the City of Winter Park's actions or policies concerning 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

    RESPONSE: No responsive records were located other than my letter to you on May 22, 2025, advising, "The First Amendment does not protect advertising for illegal activity…." CITY OF WINTER PARK 00003-00004.

12. **Provide all documents and communications relating to any harassment allegations made by or against Caitlin Pyle, the Atlantic Oasis Trust, or regarding activities at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

    RESPONSE: No responsive records were located, except insofar as one would consider noise violations to constitute harassment of affected persons. *See* CITY OF WINTER PARK 00006 and 00510.

13. **Provide all documents and communications relating to any internal policies, procedures, or guidelines followed by the City of Winter Park in addressing short-term rental violations or related issues from September 2023 to May 2025.**

RESPONSE: The City's Code Enforcement Division follows the Short-Term Rental Ordinance, Section 58-71(z) available at: https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH58LADECO_ARTIIIZO_S58-71GEPRREZODI

No separate "internal policies, procedures, or guidelines" were located. The Notices of Violation communicated the City's Short-Term Rental ordinance to Ms. Pyle. See CITY OF WINTER PARK 00179-80, 00215-16, 00443-44, 00519-26.

14. Provide all documents and communications relating to any public statements, press releases, or media interactions by the City of Winter Park regarding short-term rentals, including but not limited to those concerning 1810 Barker Drive, from September 2023 to May 2025.

RESPONSE: None located.

Regarding your various instructions to create a new public record to explain claims of privilege (irrelevant), documents that no longer exist (not applicable), or to "label the Documents to correspond with the response to which they are produced," the City's obligations are limited to those set forth in Chapter 119. I am providing this response, which attempts to correspond the City's production to your requests, as a courtesy. A custodian of public records "is required to provide access to or copies of records but is not required either to provide information from records or to create new records in response to a request." *In re Report of the Supreme Court Workgroup on Pub. Records*, 825 So. 2d 889, 898 (Fla. 2002) (emphasis added). Courts cannot "expand the requirements of the Act beyond its plain language." *Jones v. Miami Herald Media Co.*, 198 So. 3d 1143, 1145-46 (Fla. 1st DCA 2016). *Doe v. DeSantis*, 390 So. 3d 1245, 1249 (Fla. 1st DCA 2024). Therefore, the Public Records Act does not entitle a member of the public to subject a local government to extra-judicial interrogation.

I tried reaching you on Friday, June 6, 2025, to discuss the format of production and did not hear back from you. The City's obligation is "to make available to the public information which is a matter of public record, in some meaningful form, not necessarily that which the applicant prefers." *Seigle v. Barry*, 422 So. 2d 63, 66 (Fla. 4th DCA 1982), rev. denied, 431 So. 2d 988 (Fla. 1983). Therefore, we have uploaded the responsive records in PDF format to DropBox at the link identified at the top of this letter.

Very truly yours,

Richard S. Geller

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* FLORIDA BAR BOARD CERTIFIED IN CITY, COUNTY AND LOCAL GOVERNMENT

May 7, 2025

VIA EMAIL

Joseph Peckham, Esquire
7025 C.R. 46A, Suite 1071-333
Lake Mary, FL 32746
Joe.peckham@jpeckhamlaw.com

Dear Mr. Peckham:

We represent the City of Winter Park, which forwarded to me your letter dated April 29, 2025 to the Code Compliance Division for a response.

Multiple neighbors complained about short-term rentals, including party rentals, at the house owned by your client, Caitlin Pyle as Trustee of the Atlantic Oasis Trust, at 1810 Barker Drive. Your client advertised the house for unlawful commercial party venue rentals on Peerspace.com. Your client received Notices of Violation on October 18, 2023, April 11, 2024, and August 19, 2024. Each Notice contained the City Code language you inquire about, *to wit* Section 58-71 ("The rental, use or occupancy of any residential dwelling for less than one month shall be prohibited.") After the City received one or more complaints of an open house party with underage drinking, your client received another Notice of Violation, on August 21, 2024, for "[a]llowing or acquiescing in an illegal open house party, whether directly or indirectly, whether actively or passively, as an owner, lessee, or occupant of a property." Section 62-97 of the City Code declares open house parties "to be noise disturbances in violation of this division." You can find the definition of an "open house party" at Section 62-92.

The City's zoning code prohibits commercial party venues in R-1A neighborhoods. *See* Section 58-65. *See Jim Gall Auctioneers, Inc. v. City of Coral Gables*, 210 F.3d 1331 (11th Cir. 2000)) ("City has a substantial interest in maintaining the…tranquility of its residential neighborhoods.")

The First Amendment does not protect advertising for illegal activity, including for illicit short-term tenancies and commercial party venue rentals that violate residential zoning ordinances. *See Central Hudson Gas & Electric v. Public Service Comm'n*, 447 U.S. 557 (1980) ("At the outset, we must determine whether the expression is protected by the First Amendment. For commercial speech to come within that provision, it at least must concern lawful activity....")

Your client repeatedly violated the City's short-term rental ordinance. In more than one instance, illegal rentals and advertising for illegal rentals ceased temporarily until the next violation. Should further repeat violations occur, the Code Compliance Division may set a hearing before the Code Compliance Board to impose fines, up to $500.00 per day, per violation. Any fines imposed will become a lien on your client's properties when recorded.

Very truly yours,



Richard S. Geller

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Joseph T Peckham
Member

April 29, 2025

City of Winter Park
Safety & Code Compliance Division
401 South Park Avenue
Winter Park, Florida 32789

Re: Atlantic Oasis Trust

Greetings:

This firm represents Caitlin Pyle in her capacity as Sole Trustee of the Atlantic Oasis Trust. I note that the Safety & Code Compliance Division has previously cited my client (in her capacity as trustee) for various claimed violations of city code/ordinances, particularly with regard to the use of the property located at 1810 Barker Dr. Winter Park, FL 32789-6202.

Before this firm takes any affirmative steps to challenge these past communications, I would appreciate clarification of various terms and concepts that are not defined by the citations, notices or ordinances.

1. Is there an ordinance that requires a permit for a homeowner to host a private party at their residence?

2. Is there an ordinance that requires a permit for a homeowner to host a private party at their residence if it exceeds a threshold headcount?

3. Are all parties at a private residence banned i.e. homeowners are not allowed to have guests?

4. Does code enforcement take the position that any party wherein the headcount exceeds a certain threshold (e.g. bedroom count) is a violation of §58-71 suitability of buildings?

5. Does code enforcement take the position that advertising is a violation of the code §62-97(13) where no event has happened, and no contract has been signed (see August 21st, 2024 CASE # LDC-24-0341)?

6. What is the definition of an 'illegal open house party'?

7. Are private homeowners allowed by the ordinance to have in-home overnight guests?

8. Are private homeowners required to be on-site at all times if the homeowner has a non-domiciliary visitor?

9. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the visitor pays for groceries consumed?

10. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the visitor shares in the cleaning cost during or after their visit?

11. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the guest brings a host/hostess gift?

12. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the guest has a rental vehicle parked in the driveway in addition to the homeowner's vehicle?

13. What is the definition of a short-term rental/lease?

My client may have additional questions following the receipt of your responses to the above are received. The favor of your reply within five business days of the date of this letter is appreciated.

Very truly yours,

Law Office of Joseph T. Peckham, PLLC
By: Joe Peckham

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*FLORIDA BAR BOARD CERTIFIED IN CITY, COUNTY AND LOCAL GOVERNMENT LAW

Ms. Caitlin J. Pyle
1810 Barker Drive
Winter Park, Florida 32789

Ms. Pyle,

This letter is in response to your email addressed to the City of Winter Park Mayor, Commissioners, Manager, and Assistant Manager dated October 25, 2023, in which you protested the Notice of Violation ("Notice") issued to you by the City's Department of Safety & Code Compliance. The code officer issued the notice for violation of the City of Winter Park's prohibition against short-term rentals of residential units pursuant to § 58-71(z) of the City's Code of Ordinances. In response, you submitted correspondence objecting to the City's short-term rental prohibitions together with an affidavit in support of your contentions. Regardless, if you do not bring your property into compliance, the City intends to continue its code enforcement action against you for violation of § 58-71(z) of the City's Code of Ordinances for the following reasons:

Code Violation

Presently, § 58-71(z) of the City's Code of Ordinances prohibits "the rental, use or occupancy of any residential dwellings for less than one month." As you recognize, Winter Park adopted its prohibition on short-term rentals prior to June 1, 2011, and is therefore exempt from the statutory prohibition against prohibiting vacation rentals or regulating the duration or frequency of same. *See* § 509.032(7)(b), Florida Statutes. As recently as August of 2022, the City Commission considered relaxing or altering the City's prohibition on short-term rentals but ultimately decided not to do so. Thus, while your call for the City to change its laws is well taken, the current law remains in effect, and you are not excused from compliance.

Evidence of Violation

While you note that the City has cited you "without any evidence of actual rental activity taking place," the City's Safety and Code Compliance office regularly monitors common listing sites for Airbnb and other short-term rentals. In the course of its investigation, the office has acquired listings of your 1810 Barker Drive property for rental periods in violation of § 58-71(z) of the City's Code of Ordinances (which you acknowledge in your September 25, 2023 correspondence to the City's Safety and Code Compliance Office) together with other corroborating evidence. Should the activity continue beyond the date set for compliance in the Notice (October 31, 2023), the City's Code officer will set the violation for evidentiary hearing before the code compliance board.

The Affidavit

In the meantime, I have reviewed the affidavit you submitted and your September 25, 2023 correspondence to the City's Safety and Code Compliance office. The affidavit contains sworn testimony that you (i) do not have a contractual relationship with the City, (ii) own 1810 Barker Drive, and (iii) are somehow not subject to the ordinances of the City of Winter Park. You have also signed the affidavit "Caitlin-J.:Pyle Without Prejudice, All Rights Reserved pursuant to UCC 1-308."

Contrary to your assertion that an "unrebutted affidavit or declaration stands as truth in commerce," an affidavit is merely a statement or declaration in writing under oath,"[1] which may be rebutted by other affidavits or testimony in an evidentiary hearing.[2] Furthermore, the facts sworn to in such affidavit are irrelevant to your defense of the code enforcement action. To the extent that the affidavit relies on the absence of a contractual relationship between you and the City to demonstrate that City ordinances do not apply to you, this argument is unavailing. The City does not derive its jurisdiction over you or the property at 1810 Barker Drive from a contract, but rather as the local government authorized by the Florida Constitution to enact laws and ordinances of general effect within its municipal boundaries.

Arguments and language contained within the affidavit, such as a reservation

[1] *See D.S. v. J.L.*, 18 So. 3d 1103, 1109 (Fla. 1st DCA 2009).
[2] *See Roberts v. State*, 840 So. 2d 962, 971 (Fla. 2002).

of rights under the Uniform Commercial Code,[3] suggest the proffer of theories commonly associated with pseudo-legal belief systems such as those associated with the sovereign citizen and redemption movements. Courts have universally rejected these pseudo-legal arguments as wholly insubstantial and frivolous,[4] and the City's Safety and Code Compliance Office will treat them no differently.

Pursuant to § 1-17 of the City's Code of Ordinances, it is the duty of code enforcement officers to enforce city codes and ordinances as enacted by the City Commission. It is not within the discretion of code enforcement officers to choose which codes they desire to enforce. In citing your property for a violation of § 51-71(z) the code officer is merely performing her duties as required by applicable law.

Remedy

If you wish to avoid a hearing that may result in fines and liens, you must discontinue advertising or using the 1810 Barker Drive property for short-term rentals for less than 30 days as required by the October 31, 2023 Notice of Violation.

Sincerely,

J. Giffin Chumley
Assistant City Attorney
Winter Park, Florida

Cc: Michelle del Valle, Assistant City Manager
Gary Hiatt, Director of Building & Permitting Services
Susanne Porras, Safety & Code Compliance Officer

[3] The Uniform Commercial Code applies only to commercial transactions to the extent adopted by Florida Law and is otherwise inapplicable to code enforcement actions. *See generally* U.C.C. §§ 1-11

[4] *See Williams v. Commissioner Oliver*, 2023 U.S. Dist. LEXIS 4882 *6-8 (Ga. M.D., March 22, 2023).

Wednesday, October 25, 2023

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

ATTN: Mayor, City Manager, Assistant City Manager, City Council Members, and Code Compliance
City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789
(also via email)

Reevaluation Request: Short-Term Rental Ordinance Enforcement at 1810 Barker Drive

Dear Mayor and City Council Members,

I hope this letter finds you well. I am writing today as a concerned property owner and resident of Winter Park regarding the enforcement of the City's short-term rental ordinance, specifically the prohibition against rentals for less than a month.

The property at 1810 Barker Drive is my primary residence. I travel frequently for work and wish to make my property available to guests on home-sharing sites, such as Airbnb, when I am away. I own three other properties in Orlando and Clermont, two of which have been successfully listed on Airbnb for over three years.

I have recently been notified by code enforcement officer Christina Busch that my property is allegedly in violation of the City's ordinance regarding short-term rentals. The notice indicated that, without any evidence of actual rental activity taking place, that after October 31 I would be fined $250 per day per violation. Despite multiple attempts this year to dialog with the Code Enforcement office with questions and even a legal affidavit to resolve the matter, all of my correspondence has been ignored.

After much additional consideration, legal consultation, and research since my last correspondence was sent on October 24, 2023, I would like to bring to your attention several crucial points that I believe warrant a swift reevaluation of this situation – and the ordinance as a whole.

Firstly, I'd like to highlight the broader context at the state level. The State of Florida's statutes have limited local regulations on the duration and frequency of short-term rentals. While the City of Winter Park may have been allowed exemption since the passage of this legislation in 2011, the overarching intent of higher government statutes is evident: they recognize the inherent challenges in overly restrictive local ordinances and their misalignment with the current context of modern rental practices.

The very fact that state legislature sees it fit to restrict such regulations amplifies my concern with the City's current stance. It is clear that the intent of Florida's statutes is to ensure that property owners can leverage platforms such as Airbnb without undue restrictions, considering the evolution of the sharing economy and the multitude of valuable benefits it brings to our communities. It is my belief that the City has discriminated against the portion of the community who financially benefits from the ability to welcome guests into their

homes. Further, it has focused on the potential and rare, outlying negatives of shorter-term rentals and completely overlooked the many benefits, such as:

Economic Contributions:

1. **Local Business Support:** Short-term renters tend to spend money at local restaurants, shops, and other businesses, boosting the local economy. For example, a family staying in Winter Park for a week might dine out at local restaurants, shop for souvenirs, and visit local attractions, contributing to the revenue of these businesses. They may even donate to our museums.

2. **Job Creation:** The influx of visitors can stimulate job growth in the hospitality, retail, and service sectors. A tangible example could be a local cafe hiring additional staff to cater to the increased foot traffic during peak tourist seasons.

3. **Property Maintenance and Improvement:** Homeowners earning extra income from short-term rentals are more likely to invest in maintaining and upgrading their properties, leading to neighborhood revitalization. For instance, a homeowner might use the rental income to repaint the house, landscape the yard, or make other improvements that enhance the property's curb appeal and contribute to the overall beautification of the neighborhood.

Community and Cultural Impact:

4. **Cultural Exchange:** Hosting guests from diverse backgrounds promotes cultural exchange and fosters a sense of global community. A Winter Park resident hosting a family from another country can share local customs and learn about the guests' culture, creating a rich exchange of ideas and perspectives.

5. **Community Vibrancy:** Visitors bring energy and enthusiasm, participating in local events and activities. An example is visitors attending and contributing to the success of a local art festival, adding to the vibrant atmosphere of the community.

Housing and Accommodation:

6. **Event Accommodation:** Short-term rentals provide additional accommodation options for visitors attending local festivals, events, or conferences. For instance, a homeowner might rent out their property to attendees of a popular annual music festival in Winter Park, ensuring the event is accessible to a larger audience.

7. **Flexible Housing for Transitions:** They offer flexible housing options for individuals in transitional phases of life, such as students or professionals on temporary assignments. A graduate student completing a short-term internship in Winter Park could benefit from renting a furnished home for a few months, avoiding the hassle of a long-term lease.

Emergency Support:

8. **Emergency Housing:** In times of natural disasters or other emergencies, short-term rentals provide flexible housing options for people in transitional phases of life, such as students, professionals on temporary assignments, or families relocating to the area.

The ordinance in question, crafted nearly 40 years ago, could not have anticipated the rise of the digital economy and its impact on property rentals. Its provisions are incredibly vague, especially in the context of today's property rental landscape.

Moreover, the ordinance's enforcement certainly seems arbitrary and capricious. It lacks specificity, which results in inconsistent application. In my case, there has been no careful or reasoned consideration whatsoever. I have taken substantial measures to address the City's stated concerns about safety, noise, and parking related to short-term rentals. More specifically, I have provided information about the multiple security cameras and alarm systems installed on my property, my thorough vetting process for potential guests, installed noise monitors to prevent disturbances, and ensured that I have more than enough on-property parking for guests. I have gone above and beyond to ensure that my property does not negatively impact the neighborhood in any way, shape, or form.

Despite my proactive efforts and the detailed information I have provided, this data (contained in multiple letters) has been completely ignored in the enforcement proceedings against my property. This is precisely why I believe that the City's actions, in this case, could *easily* be characterized as arbitrary and capricious, given the lack of a rational basis for the enforcement and the disregard for the ample evidence of sound property management practices that I have submitted. The City did consider any relevant factors in its proceedings and its code enforcement proceedings. Its claims about noise, safety, and parking concerns are not properly grounded in fact in this particular case. Upholding an archaic ordinance is a clear error of judgment on the part of the City and its Council when my property management practices directly address the City's concerns – making its enforcement action wholly unnecessary and fruitless, not to mention a drain on the valuable time of Ms. Busch and the City's financial resources.

The City's choice to enforce its regulation not only infringes upon the rights and freedoms of property owners like myself but also detracts from the perceived fairness of the City's regulatory approach.

Given the aforementioned points and in light of the overarching intent of Florida state statutes, I kindly request that the City of Winter Park **cease and desist** its enforcement of this outdated ordinance with respect to my property at 1810 Barker Drive. I believe that we can collaborate to revisit and modernize the City's regulations. An example of this would be requiring property owners who desire to welcome guests into their homes submit proof of security cameras, noise monitors, parking availability, alarm systems, etc., to the City for approval, which would not limit the frequency or duration of the rental and therefore not interfere with state statutes. It is critical to ensure that the City's regulations evolve with the current context of the rental market – including the sharing economy – so that it aligns with the broader and more evolved direction the State of Florida has taken on this matter.

Please understand that should the City persist in its current enforcement approach, I am prepared to take legal action to safeguard my personal freedom and defend my rights as a property owner. I have meticulously documented my interactions with the City (including its lack of response) and am prepared to face a court, if necessary, to resolve this matter. Indeed, legal precedence does exist in favor of preserving the rights and constitutional freedoms of property owners and, given my connection to additional Winter Park

residents who wish to welcome guests into their homes on a short-term basis at their discretion, there is also potential for class-action against the City.

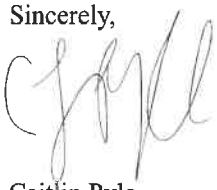
I trust in the City's commitment to fairness, justice, and adherence to the principles of good governance in our modern times, and I am confident that we can resolve this matter amicably.

It is my sincere hope that we can find a collaborative and constructive resolution (a "win-win" scenario) that respects the rights of property owners while also addressing the City's concerns.

Please contact me in writing either by mail or electronically at the address above or below, respectively, within 10 business days of receipt.

Thank you for your time and consideration.

Sincerely,



Caitlin Pyle
hello@caitlinpyle.com

509.032 Duties.—

(1) GENERAL.—The division shall carry out all of the provisions of this chapter and all other applicable laws and rules relating to the inspection or regulation of public lodging establishments and public food service establishments for the purpose of safeguarding the public health, safety, and welfare. The division shall be responsible for ascertaining that an operator licensed under this chapter does not engage in any misleading advertising or unethical practices.

(2) INSPECTION OF PREMISES.—

(a) The division has jurisdiction and is responsible for all inspections required by this chapter. The division is responsible for quality assurance. The division shall inspect each licensed public lodging establishment at least biannually, except for transient and nontransient apartments, which shall be inspected at least annually. Each establishment licensed by the division shall be inspected at such other times as the division determines is necessary to ensure the public's health, safety, and welfare. The division shall adopt by rule a risk-based inspection frequency for each licensed public food service establishment. The rule must require at least one, but not more than four, routine inspections that must be performed annually, and may include guidelines that consider the inspection and compliance history of a public food service establishment, the type of food and food preparation, and the type of service. The division shall reassess the inspection frequency of all licensed public food service establishments at least annually. Public lodging units classified as vacation rentals or timeshare projects are not subject to this requirement but shall be made available to the division upon request. If, during the inspection of a public lodging establishment classified for renting to transient or nontransient tenants, an inspector identifies vulnerable adults who appear to be victims of neglect, as defined in s. 415.102, or, in the case of a building that is not equipped with automatic sprinkler systems, tenants or clients who may be unable to self-preserve in an emergency, the division shall convene meetings with the following agencies as appropriate to the individual situation: the Department of Health, the Department of Elderly Affairs, the area agency on aging, the local fire marshal, the landlord and affected tenants and clients, and other relevant organizations, to develop a plan that improves the prospects for safety of affected residents and, if necessary, identifies alternative living arrangements such as facilities licensed under part II of chapter 400 or under chapter 429.

(b) For purposes of performing required inspections and the enforcement of this chapter, the division has the right of entry and access to public lodging establishments and public food service establishments at any reasonable time.

(c) Public food service establishment inspections shall be conducted to enforce provisions of this part and to educate, inform, and promote cooperation between the division and the establishment.

(d) The division shall adopt and enforce sanitation rules consistent with law to ensure the protection of the public from food-borne illness in those establishments licensed under this chapter. These rules shall provide the standards and requirements for obtaining, storing, preparing, processing, serving, or displaying food in public food service establishments, approving public food service establishment facility plans, conducting necessary public food service establishment inspections for compliance with sanitation regulations, cooperating and coordinating with the Department of Health in epidemiological investigations, and initiating enforcement actions, and for other such responsibilities deemed necessary by the division. The division may not establish by rule any regulation governing the design, construction, erection, alteration, modification, repair, or demolition of any public lodging or public food service establishment. It is the intent of the Legislature to preempt that function to the Florida Building Commission and the State Fire Marshal through adoption and maintenance of the Florida Building Code and the Florida Fire Prevention Code. The division shall provide technical assistance to the commission in updating the construction standards of the Florida Building Code which govern public lodging and public food service establishments. Further, the division shall enforce the provisions of the Florida Building Code which apply to public lodging and public food service establishments in conducting any inspections authorized by this part. The division, or its agent, shall notify the local firesafety authority or the State Fire Marshal of any readily observable violation of a rule adopted under chapter 633 which relates to public lodging establishments or public food establishments, and the identification of such violation does not require any firesafety inspection certification.

(e)1. Relating to facility plan approvals, the division may establish, by rule, fees for conducting plan reviews and may grant variances from construction standards in hardship cases, which variances may be less restrictive than the provisions specified in this section or the rules adopted under this section. A variance may not be granted pursuant to this section until the division is satisfied that:

a. The variance shall not adversely affect the health of the public.

b. No reasonable alternative to the required construction exists.

c. The hardship was not caused intentionally by the action of the applicant.

2. The division's advisory council shall review applications for variances and recommend agency action. The division shall make arrangements to expedite emergency requests for variances, to ensure that such requests are acted upon within 30 days of receipt.

3. The division shall establish, by rule, a fee for the cost of the variance process. Such fee shall not exceed $150 for routine variance requests and $300 for emergency variance requests.

(f) In conducting inspections of establishments licensed under this chapter, the division shall determine if each coin-operated amusement machine that is operated on the premises of a licensed establishment is properly registered with the Department of Revenue. Each month the division shall report to the Department of Revenue the sales tax registration number of the operator of any licensed establishment that has on location a coin-operated amusement machine and that does not have an identifying certificate conspicuously displayed as required by s. 212.05(1)(h).

(g) In inspecting public food service establishments, the department shall notify each inspected establishment of the availability of the food-recovery brochure developed under s. 595.420.

(3) SANITARY STANDARDS; EMERGENCIES; TEMPORARY FOOD SERVICE EVENTS.—The division shall:

(a) Prescribe sanitary standards which shall be enforced in public food service establishments.

(b) Inspect public lodging establishments and public food service establishments whenever necessary to respond to an emergency or epidemiological condition.

(c) Administer a public notification process for temporary food service events and distribute educational materials that address safe food storage, preparation, and service procedures.

1. Sponsors of temporary food service events shall notify the division not less than 3 days before the scheduled event of the type of food service proposed, the time and location of the event, a complete list of food service vendors participating in the event, the number of individual food service facilities each vendor will operate at the event, and the identification number of each food service vendor's current license as a public food service establishment or temporary food service event licensee. Notification may be completed orally, by telephone, in person, or in writing. A public food service establishment or food service vendor may not use this notification process to circumvent the license requirements of this chapter.

2. The division shall keep a record of all notifications received for proposed temporary food service events and shall provide appropriate educational materials to the event sponsors and notify the event sponsors of the availability of the food-recovery brochure developed under s. 595.420.

3.a. Unless excluded under s. 509.013(5)(b), a public food service establishment or other food service vendor must obtain one of the following classes of license from the division: an individual license, for a fee of no more than $105, for each temporary food service event in which it participates; or an annual license, for a fee of no more than $1,000, that entitles the licensee to participate in an unlimited number of food service events during the license period. The division shall establish license fees, by rule, and may limit the number of food service facilities a licensee may operate at a particular temporary food service event under a single license.

b. Public food service establishments holding current licenses from the division may operate under the regulations of such a license at temporary food service events.

(4) STOP-SALE ORDERS.—The division may stop the sale, and supervise the proper destruction, of any food or food product when the director or the director's designee determines that such food or food product represents a threat to the public safety or welfare. If the operator of a public food service

establishment licensed under this chapter has received official notification from a health authority that a food or food product from that establishment has potentially contributed to any instance or outbreak of food-borne illness, the food or food product must be maintained in safe storage in the establishment until the responsible health authority has examined, sampled, seized, or requested destruction of the food or food product.

(5) REPORTS REQUIRED.—The division shall submit annually to the Governor, the President of the Senate, the Speaker of the House of Representatives, and the chairs of the legislative appropriations committees a report, which shall state, but need not be limited to, the total number of active public lodging and public food service licenses in the state, the total number of inspections of these establishments conducted by the division to ensure the enforcement of sanitary standards, the total number of inspections conducted in response to emergency or epidemiological conditions, the number of violations of each sanitary standard, the total number of inspections conducted to meet the statutorily required number of inspections, and any recommendations for improved inspection procedures. The division shall also keep accurate account of all expenses arising out of the performance of its duties and all fees collected under this chapter. The report shall be submitted by September 30 following the end of the fiscal year.

(6) RULEMAKING AUTHORITY.—The division shall adopt such rules as are necessary to carry out the provisions of this chapter.

(7) PREEMPTION AUTHORITY.—

(a) The regulation of public lodging establishments and public food service establishments, including, but not limited to, sanitation standards, inspections, training and testing of personnel, and matters related to the nutritional content and marketing of foods offered in such establishments, is preempted to the state. This paragraph does not preempt the authority of a local government or local enforcement district to conduct inspections of public lodging and public food service establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to ss. 553.80 and 633.206.

(b) A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

September 25, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

To whom it may concern:

I am in receipt of your recent correspondence regarding the advertising of my private property at 1810 Barker Drive for rental through an online management service.

I appreciate the expressed desire to open a dialogue about this issue; however, I have, on two occasions, already furnished the City of Winter Park with a thorough response regarding this matter. I did not receive any reply correspondence on either occasion.

On March 17, 2023, I responded to a similar letter from the City of Winter Park as the one recently received. My response letter requested specific supporting information regarding this issue. I have attached a copy of this letter for your convenience, along with proof of receipt. I received no response to this letter.

On April 10, 2023, I furnished the City of Winter Park Safety and Code Compliance department with an Affidavit outlining the facts in this matter. I have attached a copy of this Affidavit. I received no rebuttal to this Affidavit.

As you may be aware, an unrebutted affidavit or declaration stands as truth in commerce.

Of the seven statements in the Affidavit, the most important is (7), which states that "I, the property owner, retain sole discretion on any and all decisions relating to the above-mentioned property, including what person(s) are allowed on my property and the duration they are allowed to stay."

Please be assured that I certainly do take the City's preferences into consideration with respect to whom I allow on my property and for how long. I share the very same concerns regarding protecting the charm, character, and quality of life of the neighborhood and the City as a whole. This is still my primary residence, and I exercise extreme caution in whom I allow to stay here. It is my number one priority to ensure that anyone who may rent my property for any length of time treats it the same as I do. Further, my home is equipped with multiple security cameras, two alarm systems, and noise monitors. I maintain ample property insurance and assume all responsibility in any adverse event that transpires on my property. The City need not be unnecessarily involved, especially without the existence of any contract wherein I have explicitly granted it any rights over my property.

As it relates to the concern of "parking challenges," my property has plenty of parking in its spacious (and gated) driveway, which, again, is monitored by security cameras. Further, the "online management services" afford

tremendous ability to "vet" and interview potential renters before accepting any of them. This is not a process I take lightly.

It should be noted that the neighborhood where my property is located (South Lakemont Shores) did not become part of the incorporated City of Winter Park until more than two decades *after* the ordinance was passed. Since the City has been "grandfathered" out of having to comply with Florida State Statute 509.032 (7) (b), which prohibits regulating the duration or frequency of rentals, due to its having passed its ordinance before the Statute went into effect, it is my belief that I should be afforded similar fairness in the form of grandfather privileges as a resident whose property was *outside* the incorporated City when its ordinance went into effect.

Lastly, I have noticed and appreciated the tremendous effort of the City to encourage tourists to the area. I have also noticed the subsequent actions taken to support those tourists: building a new library and events center, expanding The Alfond Inn, and allowing new commercial hotels to be built. It must be stated, however, that the needs of particularly discerning guests visiting our City cannot always be met by a typical hotel – quite possibly not even by such a fine establishment as The Alfond. This is especially true for families who would prefer to stay in a quiet, more relaxed and private place farther away from the center of town. Disallowing all other types of accommodations aside from those of a more commercial nature – seemingly arbitrarily, due to a decades-old ordinance – may be construed as discriminatory and non-inclusive to not only residents who wish to make their homes available to visitors but also to guests who have differing needs which commercial establishments cannot meet. It is my understanding that the City of Winter Park does not wish to be discriminatory or non-inclusive in any way.

Thank you for your time and attention to this matter. As I received no rebuttal to my Affidavit, I consider the matter resolved. However, I can be reached at the above address with any further correspondence. Due to the nature and legality of such matters, I correspond in writing only.

Respectfully yours,

Caitlin-J. Pyle

Caitlin-J.:Pyle
Without Prejudice, All Rights Reserved pursuant to UCC 1-308

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

March 17, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

To whom it may concern:

I am in receipt of your recent correspondence regarding the listing of my private property at 1810 Barker Drive on Airbnb for less than 28 days being in violation of a City Code. I am writing to request a response to the following questions:

1) Can you please provide a copy of any existing contract I, Caitlin Pyle, have with the City of Winter Park, which is a corporation (D-U-N-S® Number 077596393), wherein I, a private individual residing on private property, am either contracted or employed by such corporation, thereby binding me to adhere to its by-laws (codes and ordinances)?

2) Can you please provide a copy of any existing contract I, Caitlin Pyle, have with the City of Winter Park wherein the City has been explicitly granted any rights or jurisdiction over my private property (or any property for which it does not hold a deed or title)?

3) Can you please point me to any Public Law that imposes upon me, a private non-US citizen, an obligation to comply with any provision of the corporation of the City of Winter Park (its rules, ordinances, statutes, codes, regulations and mandates that govern the corporation)?

4) Can you please explain how any attempt by the City of Winter Park to limit and restrict the use of my private property is **not** an inordinate burden upon me as a property owner and, therefore, a violation of the Bert J. Harris, Jr., Private Property Rights Protection Act (Florida Statutes, Title VI, 70.001 "Private property rights protection" and 70.002 "Property Owner Bill of Rights"), which would "entitle" me to "relief, which may include compensation for the actual loss to the fair market value of the real property caused by the action of government"?

Please send a response to my home address (above) within **10 business days.**

Warm regards,

Caitlin-J.: pyle, without prejudice
all rights reserved (UCC 1-308)

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [near but not in 32789]

April 10, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

AFFIDAVIT

I, the undersigned, do hereby state under oath and under penalty of perjury that the following facts are true to the best of my knowledge and ability:

(1) That **there is no contract or agreement** between me, Caitlin Pyle, and the City of Winter Park, which is a corporation (D-U-N-S® Number 077596393), wherein I, a private individual residing on private property, am either contracted or employed by such corporation.

(2) That **there is no contract or agreement** wherein I, Caitlin Pyle, have explicitly granted the City of Winter Park any rights or jurisdiction over my private property (or any property for which it does not hold a deed or title);

(3) That **I am not contracted with the City of Winter Park** in any capacity at all;

(4) That **the property located at 1810 Barker Drive, Winter Park, is owned by me**;

(5) That the City of Winter Park does **not** maintain any right (by deed, lien, land patent, or title) to my private property;

(6) That because there is no such contract or agreement in existence which would bind me to compliance, **I am under no obligation to adhere to the corporate by-laws** (also known as codes and ordinances) of the City of Winter Park, in particular and especially relating to the rental of my private property; and

(7) That **I, the property owner, retain sole discretion on any and all decisions relating to the above-mentioned property**, including what person(s) are allowed on my property and the duration they are allowed to stay.

Signed:

Caitlin-J.:Pyle

Caitlin-J.:Pyle
Without Prejudice, All Rights Reserved pursuant to UCC 1-308

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

March 17, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

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Please send a response to my home address (above) within **10 business days.**

Warm regards,

Caitlin-J: Pyle, without prejudice
all rights reserved (UCC 1-308)

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [near but not in 32789]

April 10, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

AFFIDAVIT

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(7) That **I, the property owner, retain sole discretion on any and all decisions relating to the above-mentioned property**, including what person(s) are allowed on my property and the duration they are allowed to stay.

Signed:

Caitlin-J.:Pyle
Without Prejudice. All Rights Reserved pursuant to UCC 1-308

Christina Busch

From: Caitlin Pyle <hello@caitlinpyle.com>
Sent: Tuesday, April 23, 2024 1:13 PM
To: Christina Busch
Subject: [External] Re: Re:
Attachments: image004.jpg

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

This is what my tax dollars are going towards, huh? I sincerely hope you find a better job one day. There are so many better things to do out there.

On Tue, Apr 23, 2024, 12:38 Christina Busch <cbusch@cityofwinterpark.org> wrote:

Good afternoon,

The property was posted with the notice of violation on 4/22/24 due to the short-term rental listing being changed back to a 2-night minimum. Therefore, the property was found in violation. Posting the property was the next step in my case. Although you may have received worksheets showing that the property "passed" the inspection, I still monitor the website for any changes and can find the property back in violation. I attached screenshots of the listing dated 4/22/24 showing the violation. We have a 3rd party company that monitors the changes made on the short-term rental websites. The website also informs us of how many times the property is booked within the month. I went ahead and checked the listing and noted in my case that the listing was changed to 28 nights. The listing will be monitored continuously through our 3rd party. If you have any questions please let me know.

Respectfully,

Christina Busch
Safety & Code Compliance Officer I

City of Winter Park
401 S. Park Ave.
Winter Park, FL 32789
cityofwinterpark.org

407.599.3382

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Caitlin Pyle <hello@caitlinpyle.com>
Sent: Tuesday, April 23, 2024 12:13 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: [External] Re:

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

Christina:

This email is in regard to my home at 1810 Barker Drive.

This morning, I watched an employee of the City drive a wooden stake into my lawn with a Notice of Violation on it. It was dated 4/11/24 -- 12 days ago. I received the same exact notice in the mail last week.

I am attaching an inspection worksheet dated 4-19-2024, eight days later, indicating that I have "passed" the "inspection." I have received many such notices that I have "passed" inspection.

If I have, indeed, passed inspection as recently as *four days ago*, can you please explain why this employee placed a copy of a notice dated 4-11-24 onto my lawn? Can you please ensure that the entire "team" is on the same page before visiting my property again?

Further, can you confirm that my listing is, in fact, in compliance? I have ensured on my side that it is and will continue to do so. Airbnb's software had a major update in April which triggered many people's listings to reset to default minimum stay requirements.

Warm regards,

Caitlin Pyle

On Tue, Nov 7, 2023 at 1:16 PM Christina Busch <cbusch@cityofwinterpark.org> wrote:

Good afternoon,

Thank you for reaching out and letting me know. I have checked the posting and will update the code case with the recent changes.

Respectfully,



Christina Busch
Safety & Code Compliance Officer I

City of Winter Park
401 S. Park Ave.
Winter Park, FL 32789
cityofwinterpark.org

407.599.3382

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Caitlin Pyle <hello@caitlinpyle.com>
Sent: Friday, November 3, 2023 12:59 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: [External]

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking on hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hi Christina,

I'm a little later than Halloween due to my travel schedule but I have updated my Airbnb listing to specify 28-day minimum requirements. Please see the description.

Please confirm receipt. Let me know if you have any questions.

Thanks,

Caitlin

Added By Susan Pruchnicki • 08/08/2024 1:30 PM

Added By

Susan Pruchnicki • 08/08/2024 5:02 PM

Note

A complaint was received from Mr. Mateo Carrasco of 1815 Barker Dr. (689-209-3843) on 8/8/24 regarding the property being a short-term rental. He complained about loud parties and multiple cars parked on the street.

Added By Susan Pruchnicki • 08/08/2024 3:38 PM

Added By

Susan Pruchnicki • 08/08/2024 5:02 PM

Note

A complaint was received from Ms. Julie Champion (407-758-2437) of 2080 St. George Ave, Winter Park stating the property is being rented for parties. She noted WPPD issues a fine, but it pales in comparison to the amount of money the owner is making on the rental.

Added By Susan Pruchnicki • 08/08/2024 3:38 PM

Added By

Susan Pruchnicki • 08/08/2024 5:02 PM

Note

Added By Susan Pruchnicki • 08/08/2024 3:38 PM Note A complaint was received from Ms. Kathryn Mayer (407-765-1581) of 1805 Barker Dr. regarding parties being held at the property almost daily. She noted WPPD fines are issued, but are small in comparison to the fee being charged to use the property. A complaint was received from Ms. Kathryn Mayer (407-765-1581) of 1805 Barker Dr. regarding parties being held at the property almost daily. She noted WPPD fines are issued, but are small in comparison to the fee being charged to use the property.

Initial inspection

Added By

Christina Busch • 08/08/2024 3:10 PM

Note

Property is being listed on PeerSpace for private parties listed at 500/ hour.

Case Evidence

10-06-25 to Present.

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** **VRBO - 121.11552085.104377920**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**


=


Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

3 Documented Stays
October, 2025

2 Documented Stays
September, 2025

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Oct 28, 2025
Screenshot Last Captured	– Oct 28, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 5
Last Documented Stay	– 09/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (3)

- **5 Documented Stays** August, 2025
- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024
  - Case closed 2/16/24
  - 1 Comment February 16th, 2024

NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

- **Listing air45758105 Removed**
  February 7th, 2021
- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 64 Reviews

Hosted by Caitlin
Superhost · 5 years hosting

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Add dates for prices

CHECK-IN 5/27/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

S	M	T	W	
	1	2	3	
7	8	9	10	
14	15	16	17	1
21	22	23	24	2
28	**29**	**30**		



Guest favorite

Photos Amenities Reviews Location

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
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June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates

Add dates for prices

CHECK-IN 5/27/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Search

2:03 PM 10/30/2025



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all property amenities >

Explore the area



Winter Park, FL
View in a map >

- Rollins College — 6 min drive
- AdventHealth Orlando — 7 min drive
- Kia Center — 9 min drive
- Orlando, FL (MCO-Orlando Intl.) — 21 min drive

See all about this area >

Add dates for total pricing

Start date | End date

Travelers
2 travelers

$809 avg per night

Price details

Check availability

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)





Overview Amenities Policies Host

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

10 Exceptional

See all 5 reviews >

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Popular amenities

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- Hot tub on site
- Onsite parking available
- Kitchen
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- Air conditioning

See all property amenities >

Explore the area

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Clear dates Submit



airbnb Anywhere Any week Add guests Become a host

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Prices include all fees

Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★

64 Reviews

~~$2,914~~ $2,693 for 2 nights

CHECK-IN 5/29/2026

CHECKOUT 5/31/2026

GUESTS 1 guest

Free cancellation

Reserve

You won't be charged yet

Hosted by Caitlin

Superhost · 5 years hosting

Report this listing

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home.

Free cancellation before Apr 29
Get a full refund if you change your mind.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Kitchen
- Dedicated workspace
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku
- Lake access
- Fast wifi – 513 Mbps
- Free parking on premises
- Private hot tub
- Exterior security cameras on property

Show all 87 amenities

2 nights in Winter Park

May 29, 2026 - May 31, 2026

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	—	—
10	11	12	13	14	15	16
17	18	19	20	21	—	—
—	—	—	27	28	29	30
31						

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

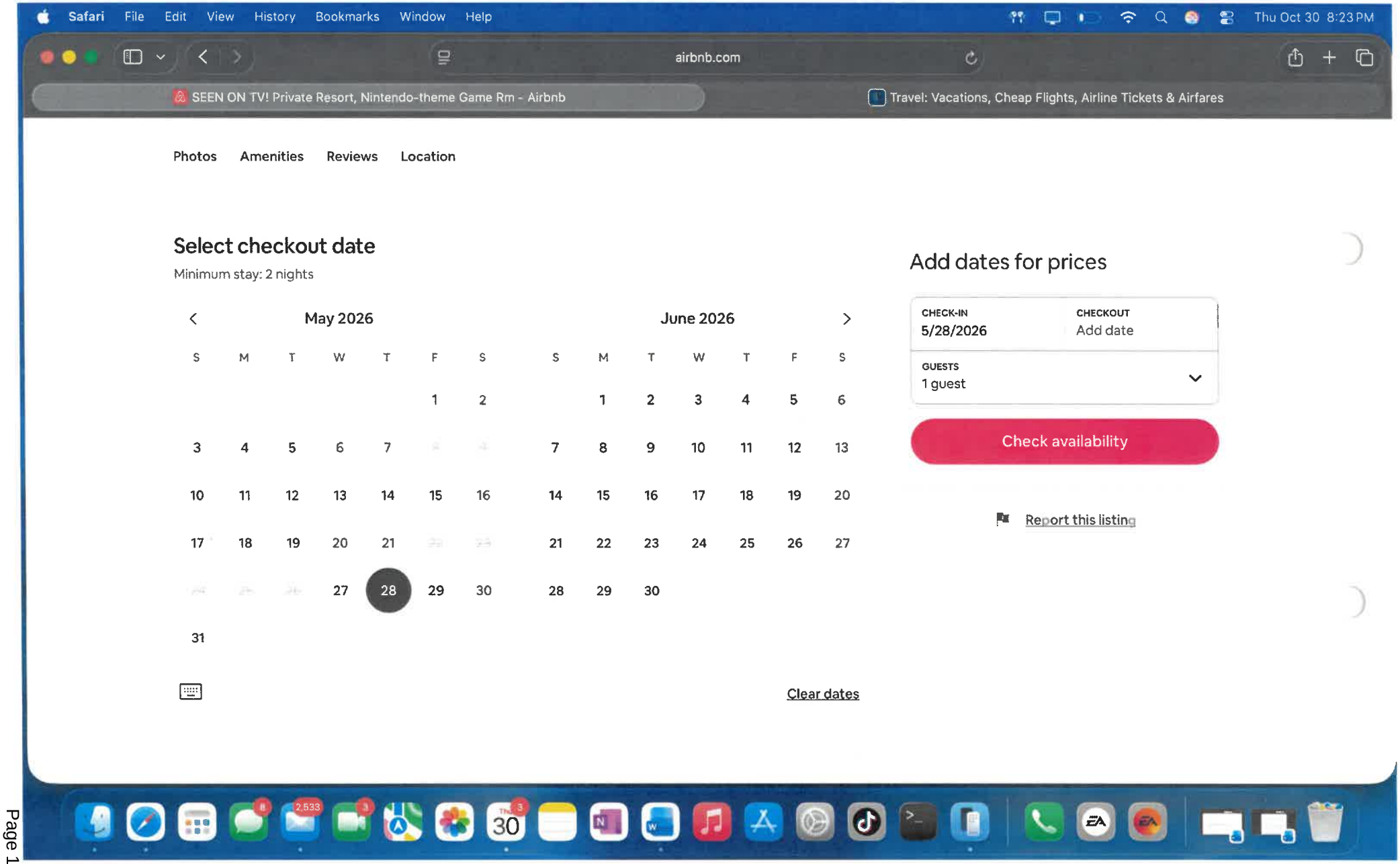
Clear dates

5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location
5	5.0	5.0	5.0	5.0	4.9
4					
3					
2					
1					


Safari File Edit View History Bookmarks Window Help
Thu Oct 30 8:23 PM
airbnb.com
SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Airbnb
Travel: Vacations, Cheap Flights, Airline Tickets & Airfares
Photos
Amenities
Reviews
Location
Select checkout date
Minimum stay: 2 nights
May 2026
June 2026
S M T W T F S
Add dates for prices
CHECK-IN
5/28/2026
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing
Clear dates



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

Exceptional 5 reviews

About this property

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all about this property >



Winter Park, FL

- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more >

Non-refundable

Your dates are available

Start date Nov 2

End date Nov 4

Travelers 2 travelers

$933

$1,865 for 2 nights

✓ All fees included

Price details

Begin booking

You will not be charged yet

Orlando Resort Homes

Contact host

Property # 11552085ha

Manage your booking faster when signed in Sign in Learn more



Entire home

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Winter Park, FL

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Orlando Resort Homes

Contact host

Property # 11552085ha

Manage your booking faster when signed in Sign in Learn more

Safari File Edit View History Bookmarks Window Help Thu Oct 30 8:23 PM

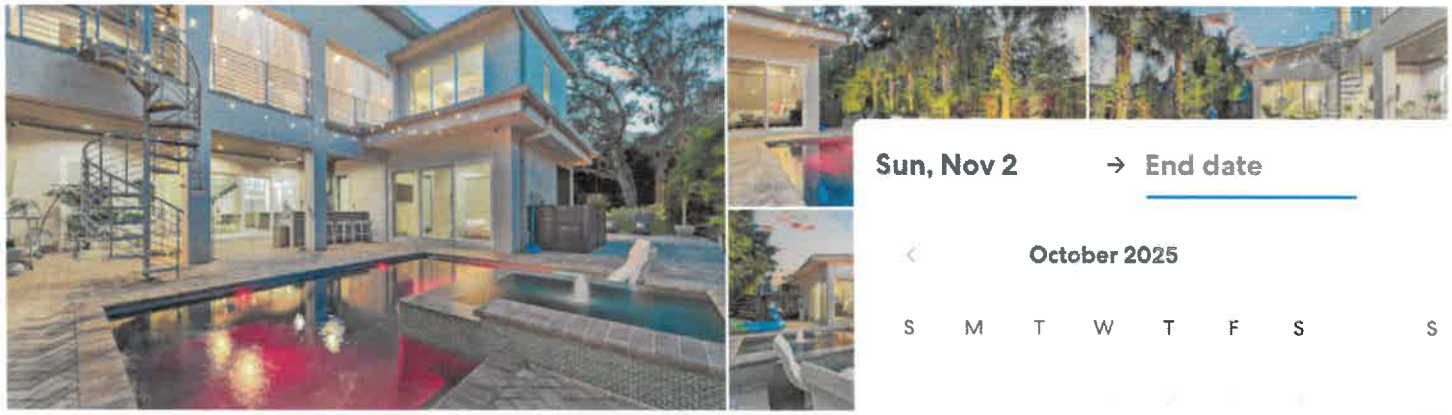
vrbo.com

SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Airbnb

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

← See all properties

Share Save



Vrbo
New to hosting?

Sun, Nov 2 → End date

October 2025 November 2025

S	M	T	W	T	F	S

Overview Amenities Policies Host

Entire home

Stunning Luxury Home in Artsy Wint Park featuring Nintendo-Themed Ga Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

10 Exceptional 5 reviews

Clear dates Submit

About this property

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - 121.11552085.104377920








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
October, 2025

2 Documented Stays
September, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	hma121.11552085.104377920
Listing Title	Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	House
Room type	Entire home/apt
Listing Info Last Captured	Oct 28, 2025
Screenshot Last Captured	Oct 28, 2025

Information Provided on Listing

Contact Name	Not provided
Latitude, Longitude	28.575195, -81.327620
Minimum Stay (# of Nights)	2
Max Sleeping Capacity (# of People)	13
Max Number of People per Bedroom	3.3
Number of Reviews	5
Last Documented Stay	09/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (3)

- **5 Documented Stays** August, 2025
- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024
  - Case closed 2/16/24
  - 1 Comment February 16th, 2024

NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

- ✕ **Listing air45758105 Removed**
  February 7th, 2021
- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 64 Reviews

Hosted by Caitlin
Superhost · 5 years hosting

Add dates for prices

CHECK-IN 6/1/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

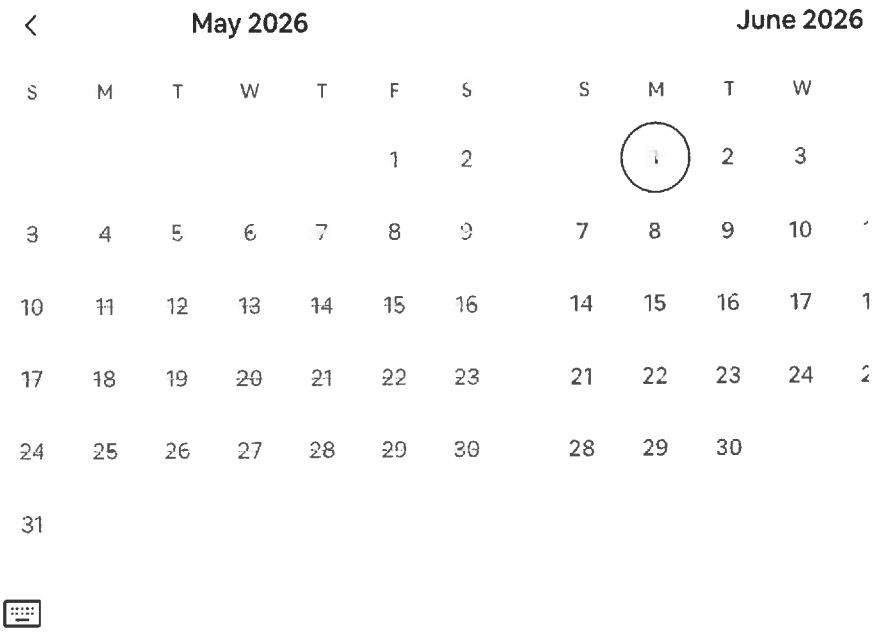
82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights



5.0

Guest favorite

Photos Amenities Reviews Location

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
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24	25	26	27	28	29	30
31						

June 2026

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates

Add dates for prices

CHECK-IN 6/1/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

Highlights

Long stay guests liked the pool

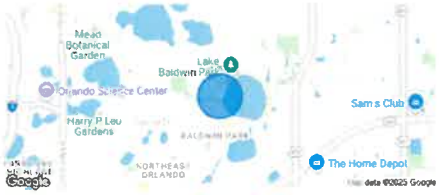
4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all property amenities >

Explore the area



Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Free cancellation
Before Mon. May 18

Your dates are available

Start date Jun 1 · End date Jul 1

Travelers 2 travelers

Monthly stay $12,062 off

$661 ~~$1,063~~

$19,816 for 30 nights

✓ All fees included

Price details

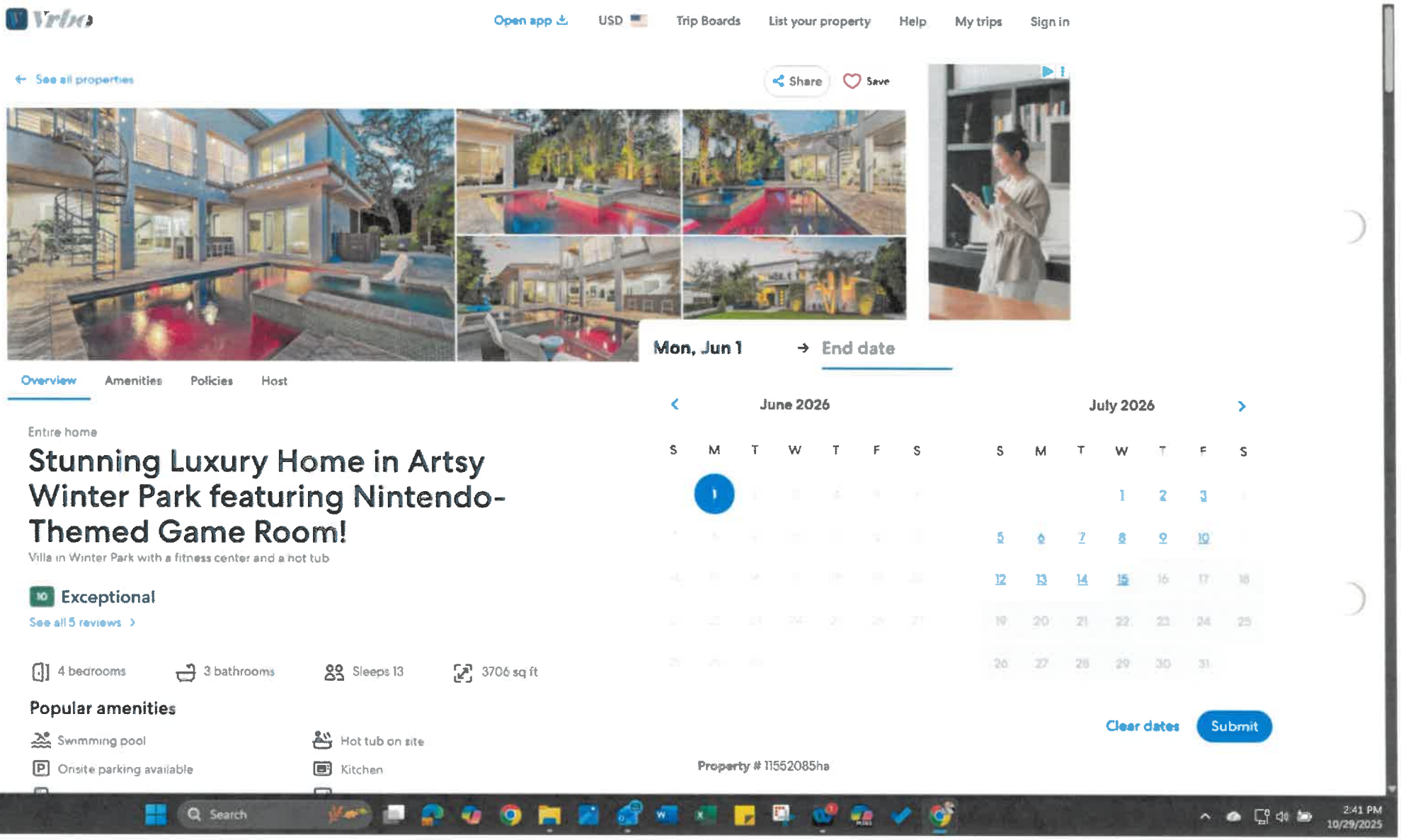
Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in


Open app
USD
Trip Boards
List your property
Help
My trips
Sign in
See all properties
Share
Save
Overview
Amenities
Policies
Host
Entire home
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Villa in Winter Park with a fitness center and a hot tub
10 Exceptional
See all 5 reviews
4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft
Popular amenities
Swimming pool
Hot tub on site
Onsite parking available
Kitchen
Mon, Jun 1
End date
June 2026
July 2026
S M T W T F S
Clear dates
Submit
Property # 11552085ha
Search
2:41 PM
10/29/2025

airbnb An... Any week Add gue... Become a host

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

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Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 5/28/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability



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Show more

Where you'll sleep

1 / 3 ›



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Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

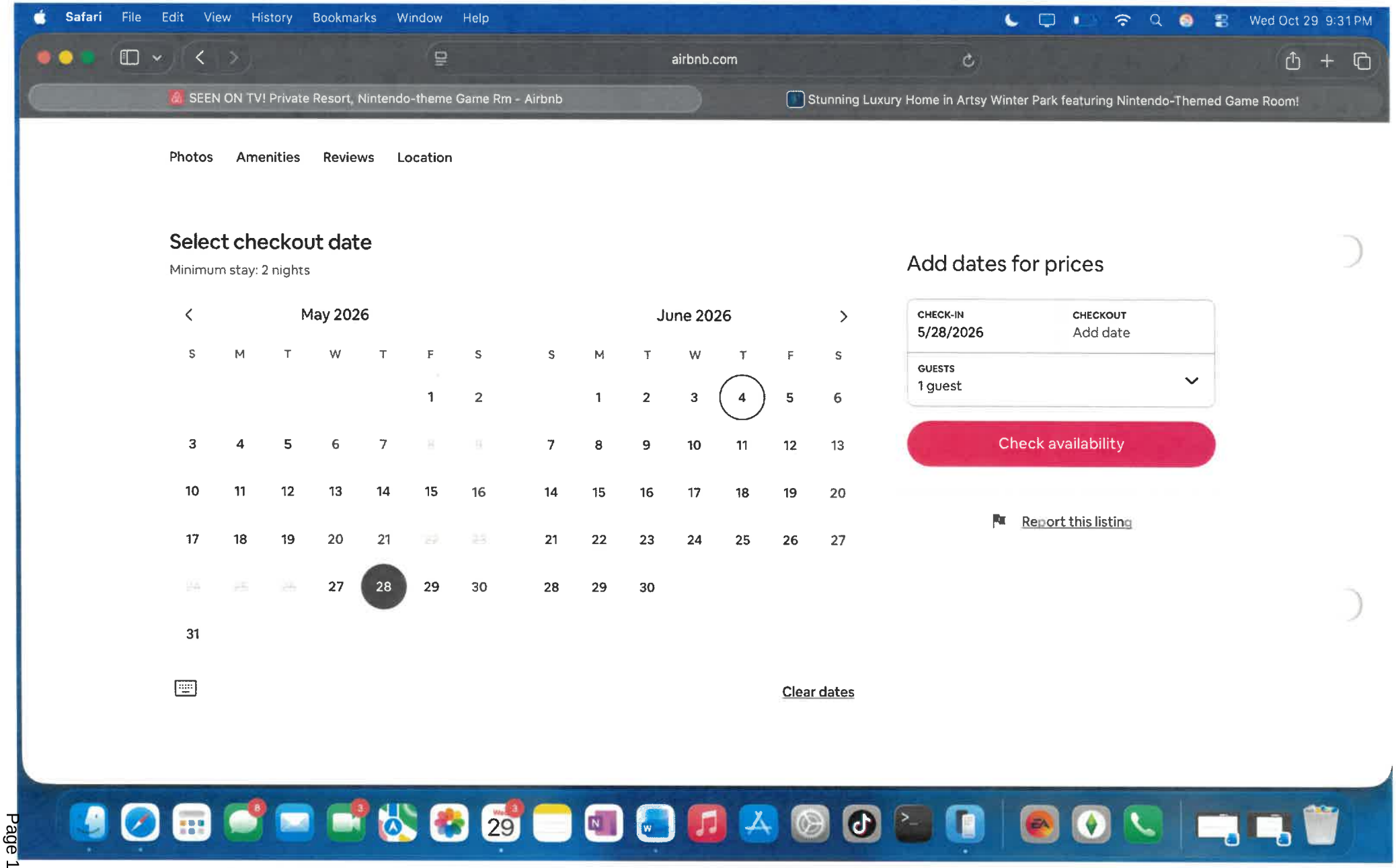
May 2026

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17	18	19	20	21	–	–
–	–	–	27	28	29	30
31						

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates


Safari File Edit View History Bookmarks Window Help
Wed Oct 29 9:31 PM
airbnb.com
SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Airbnb
Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Photos
Amenities
Reviews
Location
Select checkout date
Minimum stay: 2 nights
May 2026
June 2026
S M T W T F S
1 2
3 4 5 6 7 8 9
10 11 12 13 14 15 16
17 18 19 20 21 22 23
24 25 26 27 28 29 30
31
1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30
Clear dates
Add dates for prices
CHECK-IN
5/28/2026
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing



Entire home

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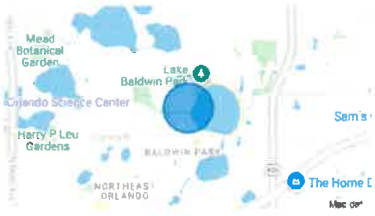
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- Washer
- Air conditioning

See all about this property >



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- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more >

Winter Park, FL

Non-refundable

Your dates are available

Start date | End date

Travelers
2 travelers

$866
$2,598 for 3 nights
All fees included

Price details

Begin booking

You will not be charged yet

Orlando Resort Homes

Contact host

Property # 11552085ha

Manage your booking faster when signed in Sign in Learn more

Safari File Edit View History Bookmarks Window Help Wed Oct 29 9:33 PM

vrbo.com

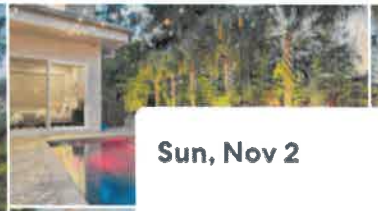
SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Airbnb

Travel: Vacations, Cheap Flights, Airline Tickets & Airfares

← See all properties

Share Save









Overview Amenities Policies Host

Entire home

Stunning Luxury Home in Artsy Wint Park featuring Nintendo-Themed Ga Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

10 Exceptional 5 reviews

About this property

Sun, Nov 2 → End date

October 2025

S	M	T	W	T	F	S

November 2025

S	M	T	W	T	F	S
2		4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates Submit

airbnb An... Any week Add gue... Become a host

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

★ 5.0 · 64 reviews

Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 5/28/2026 CHECKOUT Add date

GUESTS 1 guest

Check availability



Hosted by Caitlin
Superhost · 5 years hosting

Report this listing

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku
- Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

May 2026

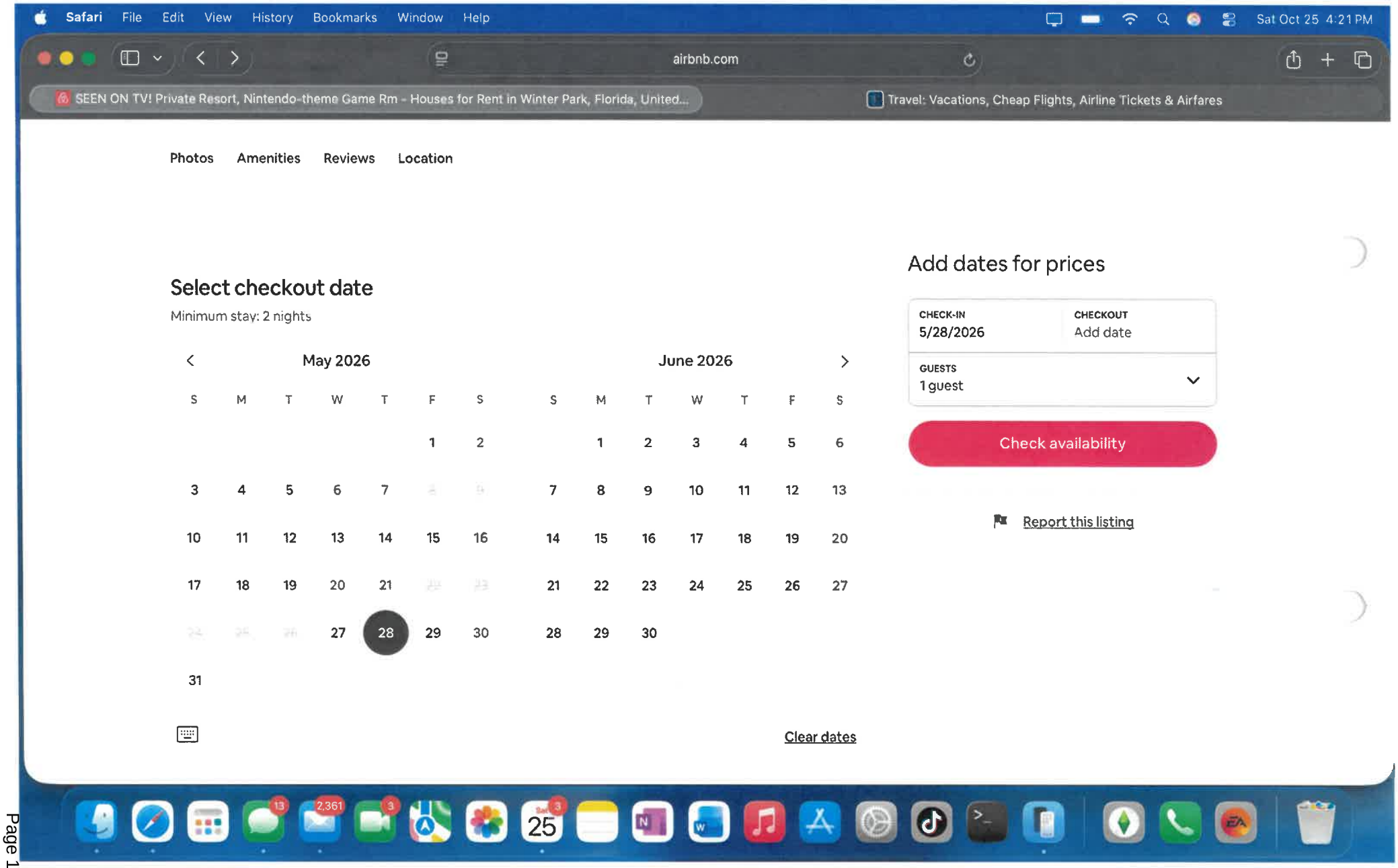
S	M	T	W	T	F	S
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17	18	19	20	21	—	—
—	—	—	27	28	29	30
31						

June 2026

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



Clear dates


Safari File Edit View History Bookmarks Window Help
Sat Oct 25 4:21 PM
airbnb.com
SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Houses for Rent in Winter Park, Florida, United...
Travel: Vacations, Cheap Flights, Airline Tickets & Airfares
Photos
Amenities
Reviews
Location
Select checkout date
Minimum stay: 2 nights
May 2026
June 2026
S M T W T F S
Clear dates
Add dates for prices
CHECK-IN
5/28/2026
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all property amenities >

Explore the area



Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Free cancellation ⓘ
Before Mon, Apr 27

Your dates are available

Start date May 11 | End date May 13

Travelers 2 travelers

$1,188
$2,376 for 2 nights
✓ All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Safari File Edit View History Bookmarks Window Help Sat Oct 25 4:23 PM

vrbo.com

SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Houses for Rent in Winter Park, Florida, United...

Travel: Vacations, Cheap Flights, Airline Tickets & Airfares

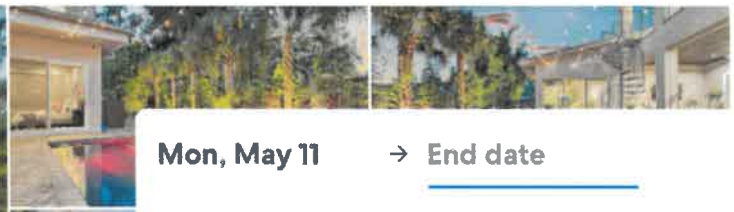
Vrbo

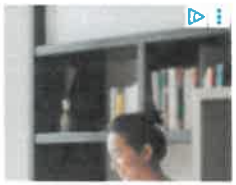
Open app USD Trip Boards List your property Help My trips Sign in

← See all properties

Share Save







Mon, May 11 → End date

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
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24	25	26	27	28	29	30
31						

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Overview Amenities Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

10 Exceptional

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
October, 2025

2 Documented Stays
September, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Oct 21, 2025
Screenshot Last Captured	– Oct 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 5
Last Documented Stay	– 09/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (2)

- **5 Documented Stays** August, 2025
- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024
  - Case closed 2/16/24
  - 1 Comment February 16th, 2024

NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

- **Listing air45758105 Removed**
  February 7th, 2021
- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths
★ 5.0 · 64 reviews

Guest favorite | 5.0 ★★★★★ | 64 Reviews

Add dates for prices

CHECK-IN 5/27/2026 | CHECKOUT Add date
GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Report this listing

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

S	M	T	W	
	1	2	3	
7	8	9	10	
14	15	16	17	1
21	22	23	24	2
28	**29**	**30**		



Guest favorite

Photos Amenities Reviews Location

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates

Add dates for prices

CHECK-IN 5/27/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the top 10% of eligible listings



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews ›

Highlights

Long stay guests liked the pool

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all property amenities ›

Explore the area



Winter Park, FL
View in a map ›

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area ›

Free cancellation
Before Mon, May 18

Your dates are available

Start date Jun 1 · End date Jul 1

Travelers 2 travelers

Monthly stay $12,014 off

$670 ~~$1,070~~

$20,100 for 30 nights

All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in









Overview Amenities Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

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10 Exceptional

See all 5 reviews >

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Popular amenities

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- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all property amenities >

Explore the area

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
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July 2026

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Clear dates Submit





airbnb An... Any week Add gue... Become a host

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

★ 5.0 · 64 reviews

Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 5/28/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability



Hosted by Caitlin
Superhost · 5 years hosting

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☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
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- Free parking on premises
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Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

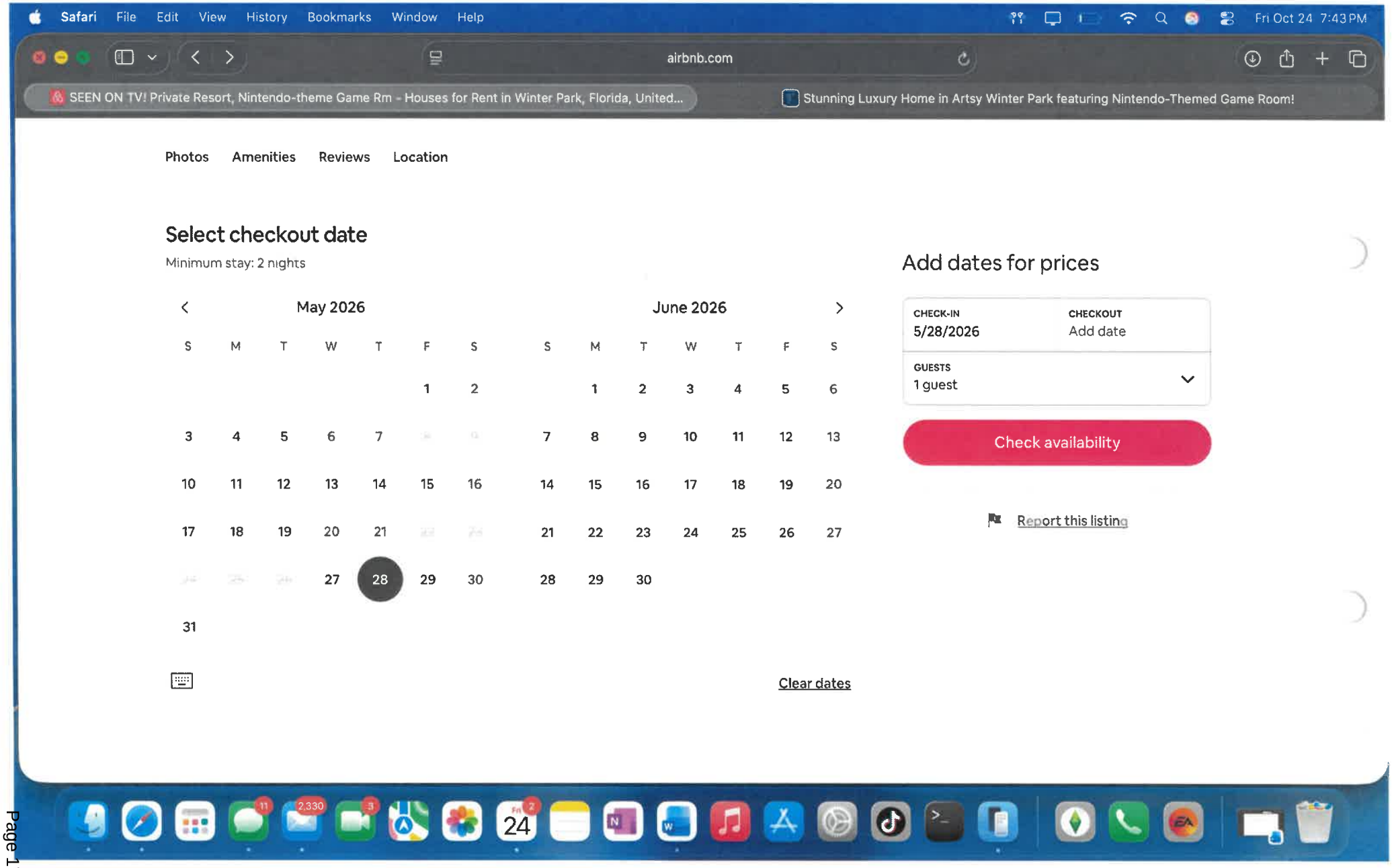
May 2026

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17	18	19	20	21	—	—
—	—	—	27	28	29	30
31						

June 2026

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates


Safari File Edit View History Bookmarks Window Help
Fri Oct 24 7:43 PM
airbnb.com
SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Houses for Rent in Winter Park, Florida, United...
Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Photos
Amenities
Reviews
Location
Select checkout date
Minimum stay: 2 nights
May 2026
June 2026
S M T W T F S
Clear dates
Add dates for prices
CHECK-IN
5/28/2026
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing



Entire home

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Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

Highlights

Long stay guests liked the pool

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all >

Free cancellation
Before Mon, May 18

Your dates are available

Start date Jun 1 | End date Jul 1

Travelers 2 travelers

Monthly stay $12,036 off

$671 ~~$1,072~~

$20,135 for 30 nights

✓ All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Explore the area

Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Manage your booking faster when signed in Sign in Learn more

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Safari File Edit View History Bookmarks Window Help Fri Oct 24 7:44 PM

vrbo.com

SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Houses for Rent in Winter Park, Florida, United...

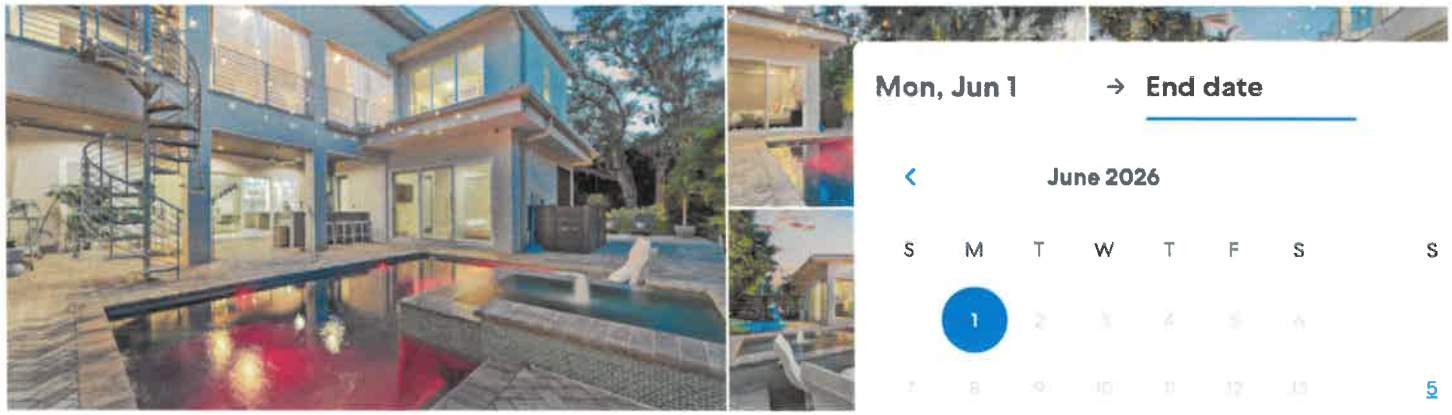
Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Vrbo

Open app USD Trip Boards List your property Help My trips Sign in

← See all properties

Share Save



Vrbo

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Clear dates Submit

Overview Amenities Policies Location

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

10 Exceptional

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
October, 2025

2 Documented Stays
September, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Oct 21, 2025
Screenshot Last Captured	– Oct 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 5
Last Documented Stay	– 09/2025

Listing Screenshot History View Latest Listing Screenshot

August 2 | September 0 | October 2

- **5 Documented Stays** August, 2025
- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
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- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
- 1 Comment February 26th, 2024
- Case closed 2/16/24
- 1 Comment February 16th, 2024

NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

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February 19th, 2023

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1 Documented Stay
March, 2021

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- **Listing air45758105 First Crawled**
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- **Listing air45758105 First Activity**
  October 13th, 2020



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

Exceptional
5 reviews

10	9.6	9.6	10
Cleanliness	Communication	Check-in	Listing accuracy

About this property

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all about this property ›



- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more ›

Winter Park, FL

Non-refundable ⓘ

Your dates are available

Start date Oct 28 | End date Oct 30

Travelers 2 travelers

$929
$1,857 for 2 nights
All fees included

Price details

Begin booking

You will not be charged yet

Orlando Resort Homes

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set
> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
- Private pool and (gas-heated) spa

::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access
Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 🖤

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Amenities

Pool

Hot Tub

Kitchen

Washer

Dryer

Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

No refund

Today Check-in

Until Oct 28

No refund

If you change or cancel your booking you will not get a refund or credit to use for a future stay.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10

Exceptional

5 verified reviews

10/10 Excellent

Nice architecture!

Show more

Tom K.
Stayed 2 nights in Aug 2025
Verified review

10/10 Excellent

Absolutely an amazing place to stay in Winter Park! There is so much to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare meals at the home. Would highly...

Show more

Mindy B.
Stayed 2 nights in Sep 2025
Verified review

10/
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Stay
Veri

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!









RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks

Lake Cherokee

Close to Orange Avenue

- Kitchen
- Washer
- Dryer

11 reviews

~~$1,629~~ $955
per night
$1,909 for 2 nights
All fees included



Retreat | Lake Hot Tub Paddle Boards Speakeasy

Orlando

- Hot Tub
- Kitchen
- Pet friendly

16 reviews

$425
per night
$849 for 2 nights
All fees included



Travel Themed Property with Backyard Oasis

Maitland

Near Winter Park Village

- Pool
- Kitchen
- Washer

33 reviews

$454
per night
$907 for 2 nights
All fees included



5/4 King bed LUX Arcade near WP/CP & DT Orlando

Winter Park

Near Lee Road Shopping Center

- Kitchen
- Washer
- Dryer

~~$599~~ $512
per night
$1,024 for 2 nights
All fees included



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Overview Amenities Policies

Save

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

Non-refundable

Your dates are available

10 Exceptional
5 reviews

10	9.6	9.6	10
Cleanliness	Communication	Check-in	Listing accuracy

Tue, Oct 28 → End date

October 2025

S	M	T	W	T	F	S
	28		30	31		

November 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates Submit

About this property

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all about this property >



- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more >

Search

6:34 AM
10/23/2025

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Top guest favorite

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 10/26/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Report this listing

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

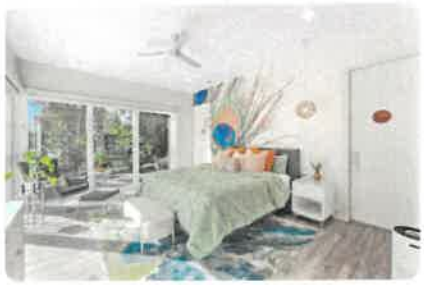
Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

October 2025

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 20

S	M	T	W	
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30				



Guest favorite

This home is in the **top 10%** of eligible listings
based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ · **August 2025** · Group trip
LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Susan
Port St. Lucie, Florida

★★★★★ · **2 weeks ago** · Group trip
Caitlin is a very responsive and friendly host. The house is furnished more extensively than any other AirBnB that I have stayed at. The home is beautiful and comfortable. Enjoyed our experience there very much.

Show more

Diana
Lake Worth, Florida

★★★★★ · **May 2025** · Group trip
This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more

Djino
7 years on Airbnb

★★★★★ · **July 2025** · Stayed a few nights
Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Richard
Newport Beach, California

★★★★★ · **June 2025** Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more

Show all 64 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host



286
Reviews

4.88★
Rating

5
Years hosting

Born in the 80s

Where I went to school: University of Central Florida

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Message host

Response rate: 100%
Responds within an hour

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb › United States › Florida › Orange County › Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Miami
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Tampa

Central Florida
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Four Corners
Vacation rentals

Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

Select checkout date

Minimum stay: 2 nights

October 2025 November 2025 ›

S M T W T F S S M T W T F S

1

2 3 4 5 6

26 27 28 29 30 31

Clear dates

Add dates for prices

CHECK-IN 10/26/2025 CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating Cleanliness Accuracy Check-in Communication Location Value

Search

6:33 AM 10/23/2025

10/22/2025 10:1

10/22/2025 10:1

10/22/2025 10:1

10/22/2025 10:1

10/22/2025 09:5

10/22/2025 09:5

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** **VRBO - 121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

3 Documented Stays
October, 2025

2 Documented Stays
September, 2025

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Oct 21, 2025
Screenshot Last Captured	– Oct 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 5
Last Documented Stay	– 09/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (2)

- **5 Documented Stays** August, 2025
- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
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NEW CC#LDC-24-60

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January, 2024

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March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

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SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 64 Reviews

Add dates for prices

CHECK-IN 10/26/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
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Private outdoor pool - available all year, open 24 hours, heated, pool toys

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Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

October 2025

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 20

S	M	T	W	
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30				



Guest favorite

This home is in the **top 10%** of eligible listings
based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ · **August 2025** · Group trip
LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Susan
Port St. Lucie, Florida

★★★★★ · **1 week ago** · Group trip
Caitlin is a very responsive and friendly host. The house is furnished more extensively than any other AirBnB that I have stayed at. The home is beautiful and comfortable. Enjoyed our experience there very much.

Show more



Diana
Lake Worth, Florida

★★★★★ · **May 2025** · Group trip
This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Djino
7 years on Airbnb

★★★★★ · **July 2025** · Stayed a few nights
Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Richard
Newport Beach, California

★★★★★ · **June 2025** · Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more

Show all 64 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host

286
Reviews

4.88★
Rating

5
Years hosting

Born in the 80s

Where I went to school: University of Central Florida

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Message host

Response rate: 100%
Responds within an hour

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Miami
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Tampa

Central Florida
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Four Corners
Vacation rentals

Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

Select checkout date

Minimum stay: 2 nights

October 2025

S	M	T	W	T	F	S
26	27	28	29	30	31	

November 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6		

Clear dates

Add dates for prices

CHECK-IN 10/26/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating | Cleanliness | Accuracy | Check-in | Communication | Location | Value

Search

6:35 AM 10/22/2025



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

Exceptional
5 reviews

10	9.6	9.6	10
Cleanliness	Communication	Check-in	Listing accuracy

About this property

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all about this property >



- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more >

Winter Park, FL

Non-refundable ⓘ

Your dates are available

Start date Oct 27 | End date Oct 29

Travelers 2 travelers

$933
$1,865 for 2 nights
✓ All fees included

Price details

Begin booking

You will not be charged yet

Orlando Resort Homes

Contact host

Property # 11552085ha

Manage your booking faster when signed in Sign in Join

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set
> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

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Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
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::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access
Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 🩶

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Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Amenities

Pool

Hot Tub

Kitchen

Washer

Dryer

Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

No refund

Today Check-in

Until Oct 27 — **No refund**
If you change or cancel your booking you will not get a refund or credit to use for a future stay.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10
Exceptional
5 verified reviews

10/10 Excellent
Nice architecture!
Show more

Tom K.
Stayed 2 nights in Aug 2025
Verified review

10/10 Excellent
Absolutely an amazing place to stay in Winter Park! There is so much to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare meals at the home. Would highly...
Show more

Mindy B.
Stayed 2 nights in Sep 2025
Verified review

10/
We
res
wa
ret
Sho

She
Stay
Veri

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!









RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks

Lake Cherokee

Close to Orange Avenue

- Kitchen
- Washer
- Dryer

11 reviews

~~$1,634~~ $959
per night
$1,918 for 2 nights
All fees included



Retreat | Lake Hot Tub Paddle Boards Speakeasy

Orlando

- Hot Tub
- Kitchen
- Pet friendly

16 reviews

$436
per night
$871 for 2 nights
All fees included



House close to Downtown Orlando has Walking trail and next to Baldwin Park Lake

Baldwin Park

- Kitchen
- Washer
- Dryer

17 reviews

~~$250~~ $238
per night
$477 for 2 nights
All fees included



Travel Themed Property with Backyard Oasis

Maitland

Near Winter Park Village

- Pool
- Kitchen
- Washer

33 reviews

$454
per night
$907 for 2 nights
All fees included





Overview Amenities Policies

Save

Entire home

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10 Exceptional
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Cleanliness	Communication	Check-in	Listing accuracy

About this property

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all about this property ›



- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more ›

Non-refundable

Your dates are available

Mon, Oct 27 → End date

October 2025

S	M	T	W	T	F	S
27			29	30	31	

November 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates Submit

Search

6:36 AM
10/22/2025

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**



Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match **City Name Match**

Listing Details

Listing URL — https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
October, 2025

2 Documented Stays
September, 2025

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– SEEN ON TV! Private Resort, Nintendo-theme Game Rm
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Oct 18, 2025
Screenshot Last Captured	– Sep 29, 2025

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 64
Last Documented Stay	– 10/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (2) October (0)

- **5 Documented Stays** August, 2025
- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- ● **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- ✕ **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- ✓ **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- ● **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- ✳ **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024
  - Case closed 2/16/24
  - 1 Comment February 16th, 2024

NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

- ✖ **Listing air45758105 Removed**
  February 7th, 2021
- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- ✔ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020



Entire home

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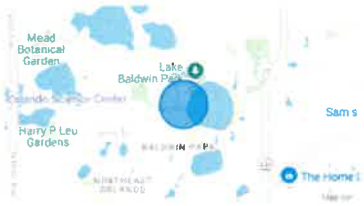
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$942
$1,883 for 2 nights
✓ All fees included

Price details

Begin booking

You will not be charged yet

Orlando Resort Homes

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

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Bedroom 1
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Bedroom 2
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Bedroom 3
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::: LIVING AND DINING :::

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Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Amenities

Pool

Hot Tub

Kitchen
Washer
Dryer
Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

With VrboCare, we've planned for the plot twists

You have our word: Broken A/C or cold hot tub? We'll make it right.

Backup guaranteed: Last-minute host cancel? We'll find you a new stay ASAP.

Round the clock: Get 24/7 help from a real person before, during, or after your stay.

That's our guarantee →

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

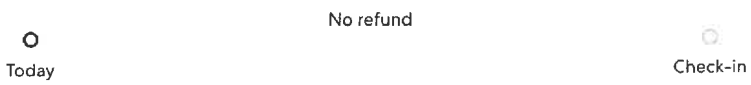
Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



Until Oct 27

No refund

If you change or cancel your booking you will not get a refund or credit to use for a future stay.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10

Exceptional

5 verified reviews

10/10 Excellent

Nice architecture!

Show more

Tom K.
Stayed 2 nights in Aug 2025
Verified review

10/10 Excellent

Absolutely an amazing place to stay in Winter Park! There is so much to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare meals at the home. Would highly...

Show more

Mindy B.
Stayed 2 nights in Sep 2025
Verified review

10/

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Shc

She
Stay
Veri

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks

Lake Cherokee

Close to Orange Avenue

Kitchen
Washer
Dryer

11 reviews

~~$1,634~~ $959
per night
$1,918 for 2 nights
All fees included



Retreat | Lake Hot Tub Paddle Boards Speakeasy

Orlando

Hot Tub
Kitchen
Pet friendly

16 reviews

$441
per night
$881 for 2 nights
All fees included



House close to Downtown Orlando has Walking trail and next to Baldwin Park Lake

Baldwin Park

Kitchen
Washer
Dryer

17 reviews

~~$293~~ $278
per night
$555 for 2 nights
All fees included



Travel Themed Property with Backyard Oasis

Maitland

Near Winter Park Village

Pool
Kitchen
Washer

33 reviews

$454
per night
$907 for 2 nights
All fees included



5/4
WI
Wir





Overview Amenities Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

10 Exceptional
5 reviews

10	9.6	9.6	10
Cleanliness	Communication	Check-in	Listing accuracy

About this property

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all about this property >

Rollins College - 6 min drive

Mon, Oct 27 → End date

October 2025

S	M	T	W	T	F	S
26	27	28	29	30	31	

November 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates Submit

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 10/21/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin

Superhost · 5 years hosting

Top 10% of homes

This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub

Swim or soak at this home.

At-home gym

The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

October 2025

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 20

S	M	T	W	
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30				

5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ · **August 2025** · Group trip

LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Susan
Port St. Lucie, Florida

★★★★★ · **1 week ago** · Group trip

Caitlin is a very responsive and friendly host. The house is furnished more extensively than any other AirBnB that I have stayed at. The home is beautiful and comfortable. Enjoyed our experience there very much.

Show more



Diana
Lake Worth, Florida

★★★★★ · **May 2025** · Group trip

This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Djino
7 years on Airbnb

★★★★★ · **July 2025** · Stayed a few nights

Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Richard
Newport Beach, California

★★★★★ · **June 2025** · Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more

Show all 64 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host



286
Reviews

4.88★
Rating

5
Years hosting

My work: Author and Podcaster

Favorite song in high school: Sexyback by J.T.!!!!

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Message host

Response rate: 100%
Responds within an hour

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Central Florida
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee

Miami
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Tampa
Vacation rentals

Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

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Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

Select checkout date

Minimum stay: 2 nights

October 2025 November 2025

S M T W T F S S M T W T F S

21 22 23

Clear dates

Add dates for prices

CHECK-IN 10/21/2025 CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the top 10% of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	5.0	5.0	5.0	5.0	4.9	4.9

Search

6:22 AM 10/21/2025

airbnb An... Any week Add gue... Become a host

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 11/19/2025 CHECKOUT Add date

GUESTS 1 guest

Check availability



Hosted by Caitlin
Superhost · 5 years hosting

Report this listing

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku
- Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

November 2025 December 2025

S	M	T	W	T	F	S	S	M	T	W	T	F	S
2	3	4	5	6									
16	17	18	19	20	21								

Clear dates



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Overall rating	Cleanliness	Accuracy	Check-in	Communication	Lo
5	5.0	5.0	5.0	5.0	4.
4					
3					
2					
1					



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Lansing, Michigan

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Show more

Show all 64 reviews Learn how reviews work

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Show more >

Meet your host



Caitlin

Superhost

286
Reviews

4.88★
Rating

5
Years hosting

Born in the 80s

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a...

Show more >

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Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

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Seminole
Vacation rentals

Miami
Vacation rentals

Central Florida
Vacation rentals

Saint Johns River
Vacation rentals

Gold Coast
Vacation rentals

Miami Beach
Vacation rentals

Fort Lauderdale
Vacation rentals

Tampa
Vacation rentals

Kissimmee
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Orlando monthly stays

Vacation rentals with a pool in Orla...

Mansion vacation rentals in Orlando

House vacation rentals in Orlando

Vacation rentals with a pool in Florida

House vacation rentals in Florida

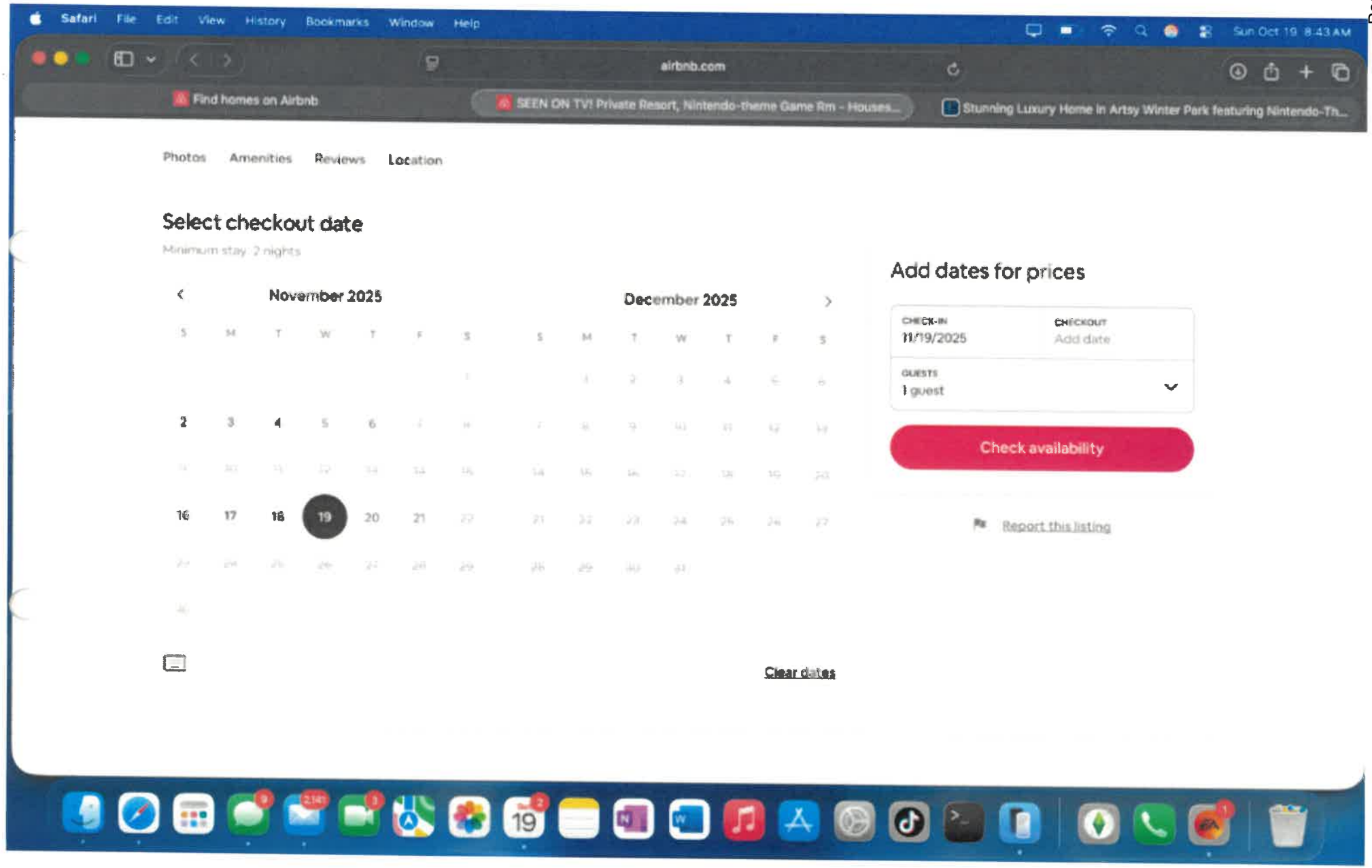
Mansion vacation rentals in Florida

House vacation rentals in United St...

Find a co-host

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English (US) $ USD


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Sun Oct 19 8:43 AM
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SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Houses...
Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Th...
Photos Amenities Reviews Location
Select checkout date
Minimum stay: 2 nights
November 2025
December 2025
Add dates for prices
CHECK-IN
11/19/2025
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing
Clear dates



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all property amenities >

Explore the area

Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Partially refundable ⓘ
Before Tue, Oct 21

Your dates are available

Start date Oct 28 | End date Oct 30

Travelers 2 travelers

$961
$1,922 for 2 nights
✓ All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in. Sign in Learn more

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set

> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
- Private pool and (gas-heated) spa

::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin

Walking distance to the 2.6 mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access

Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 💖

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

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Let me know if you have any questions! :)

Amenities

- Pool
- Hot Tub
- Kitchen
- Washer
- Dryer
- Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

Contact host

With VrboCare, we've planned for the plot twists

You have our word: Broken A/C or cold hot tub? We'll make it right.

Backup guaranteed: Last-minute host cancel? We'll find you a new stay ASAP.

Round the clock: Get 24/7 help from a real person before, during, or after your stay.

That's our guarantee →

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

Partial refund No refund

Partial refund No refund

Today Oct 21 Check-in

Before Oct 21

Partial refund

If you cancel your reservation before Oct 21 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After Oct 21

No refund

After that, you won't get a refund.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10

Exceptional

5 verified reviews

10/10 Excellent

Nice architecture!

10/10 Excellent

Absolutely an amazing place to stay in Winter Park! There is so much

Show more

to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare...

Show more

Tom K.
Stayed 2 nights in Aug 2025
Verified review

Mindy B.
Stayed 2 nights in Sep 2025
Verified review

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks

Lake Cherokee

Close to Orange Avenue

- Kitchen
- Washer
- Dryer

11 reviews

~~$1,603~~ $928
per night
$1,856 for 2 nights
All fees included

Retreat | Lake Hot Tub Paddle Boards Speakeasy

Orlando

- Hot Tub
- Kitchen
- Pet friendly

16 reviews

$439
per night
$878 for 2 nights
All fees included

Stylish Boutique Guest house in Winter Park

Winter Park

- Kitchen
- Free WiFi
- Air conditioning

90 reviews

~~$240~~ $225
per night
$449 for 2 nights
All fees included

House close to Downtown Orlando has Walking trail and next to Baldwin Park Lake

Baldwin Park

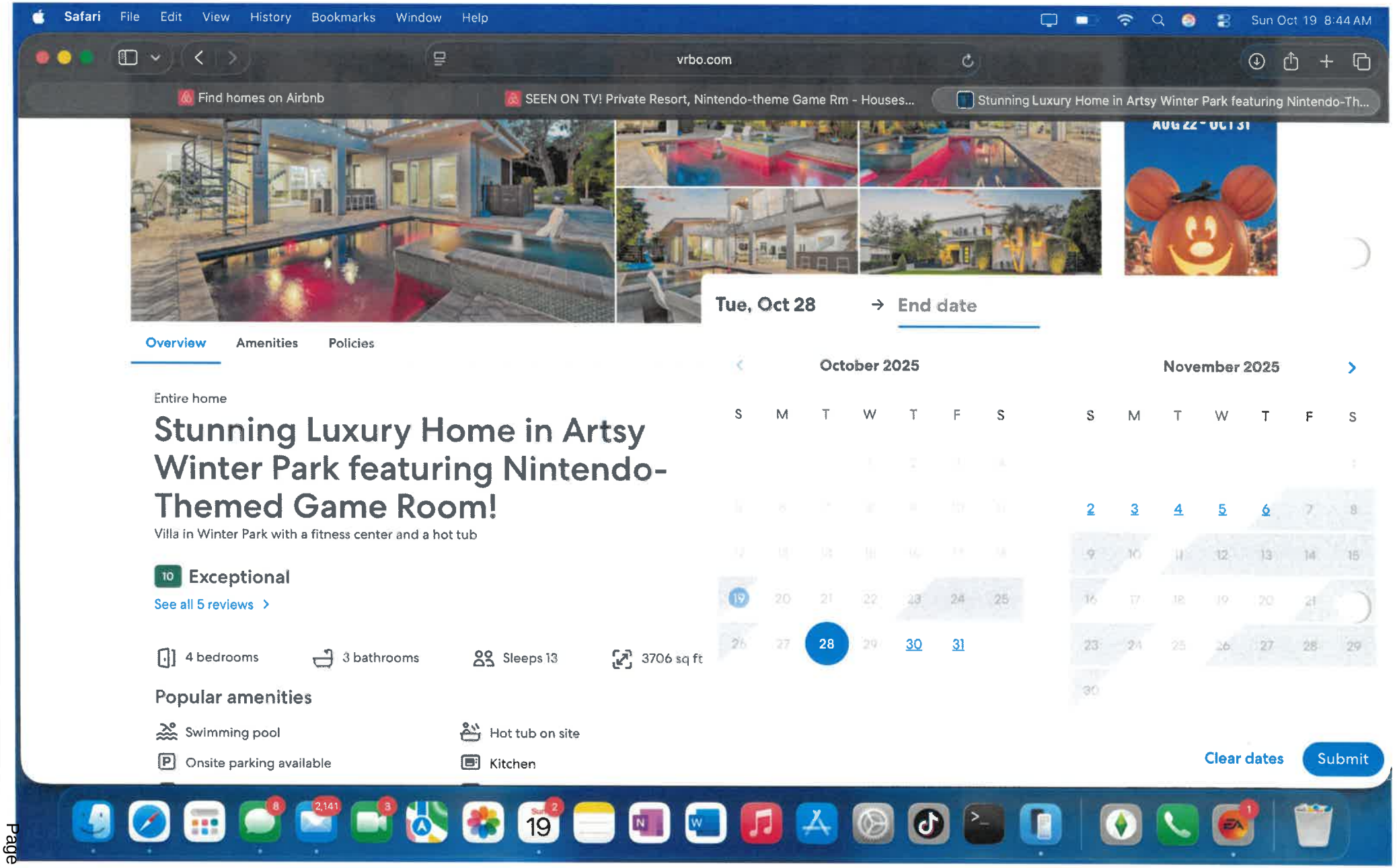
- Kitchen
- Washer
- Dryer

17 reviews

~~$294~~ $278
per night
$556 for 2 nights
All fees included

*Tr wit

Ma


Safari File Edit View History Bookmarks Window Help
Sun Oct 19 8:44 AM
vrbo.com
Find homes on Airbnb
SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Houses...
Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Th...
Tue, Oct 28
End date
Overview
Amenities
Policies
October 2025
November 2025
S M T W T F S
Entire home
Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Villa in Winter Park with a fitness center and a hot tub
10 Exceptional
See all 5 reviews
4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft
Popular amenities
Swimming pool
Hot tub on site
Onsite parking available
Kitchen
Clear dates
Submit

airbnb An... Any week Add gue... Become a host

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 11/19/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability



Hosted by Caitlin
Superhost · 5 years hosting

Report this listing

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku
- Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

November 2025 December 2025

S	M	T	W	T	F	S	S	M	T	W	T	F	S
			19	20	21								

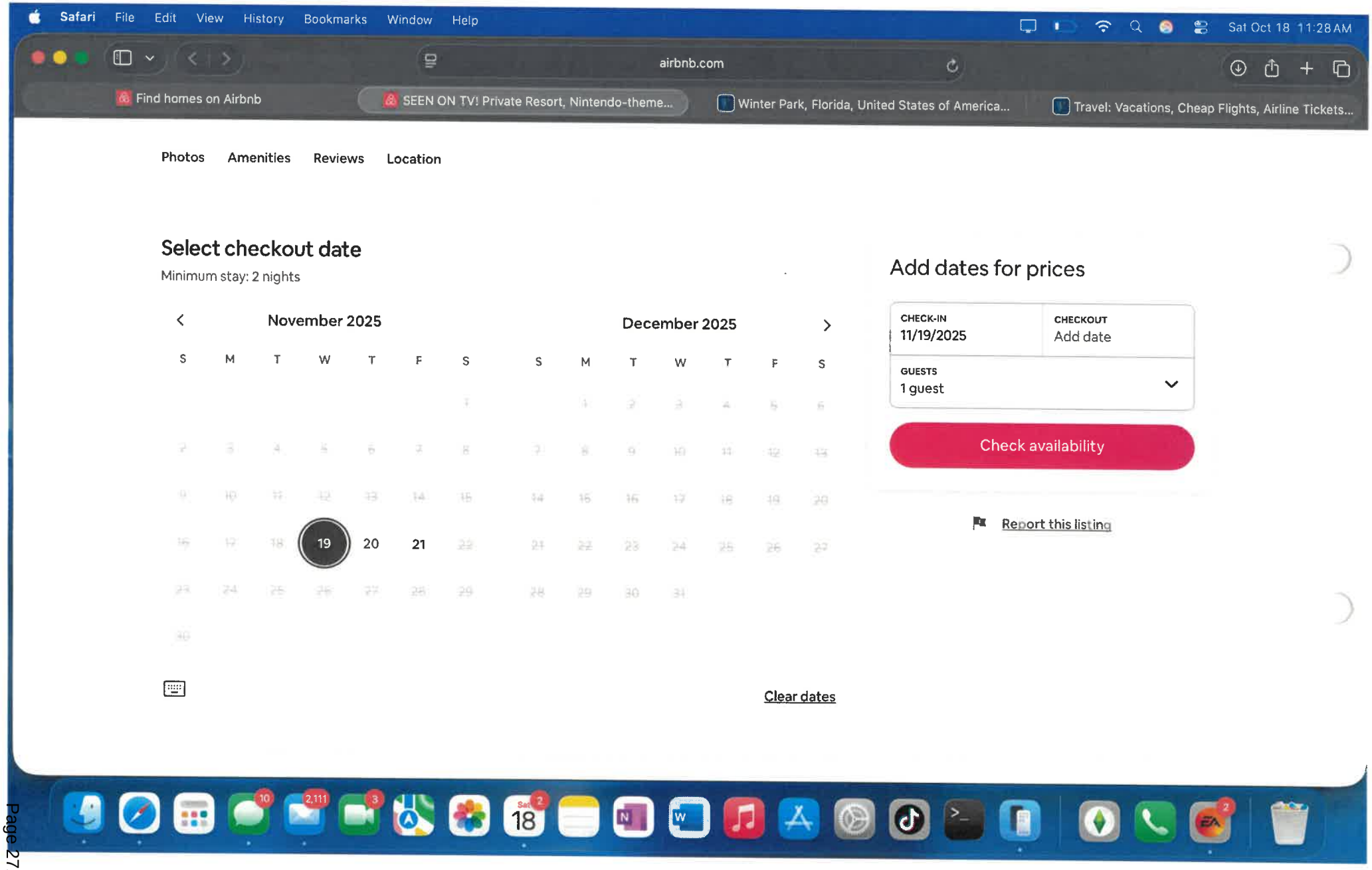
Clear dates



Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Lo
5	5.0	5.0	5.0	5.0	4.
4					
3					
2					
1					


Safari File Edit View History Bookmarks Window Help
Sat Oct 18 11:28 AM
airbnb.com
Find homes on Airbnb
SEEN ON TV! Private Resort, Nintendo-theme...
Winter Park, Florida, United States of America...
Travel: Vacations, Cheap Flights, Airline Tickets...
Photos
Amenities
Reviews
Location
Select checkout date
Minimum stay: 2 nights
November 2025
December 2025
S M T W T F S
19
20
21
Clear dates
Add dates for prices
CHECK-IN
11/19/2025
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews ›

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all ›

Explore the area

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

Winter Park, FL
View in a map ›

See all about this area ›

Partially refundable ⓘ
Before Mon, Oct 20

✓ Your dates are available

Start date Oct 27 | End date Oct 29

Travelers 2 travelers

$973
$1,945 for 2 nights
✓ All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set

> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet ;))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
- Private pool and (gas-heated) spa

::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin

Walking distance to the 2.6-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access
Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 💖

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Our prices include all fees. No hidden fees.

Amenities

- Pool
- Hot Tub
- Kitchen
- Washer
- Dryer
- Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host



With VrboCare, we've planned for the plot twists

You have our word: Broken A/C or cold hot tub? We'll make it right.

Backup guaranteed: Last-minute host cancel? We'll find you a new stay ASAP.

Round the clock: Get 24/7 help from a real person before, during, or after your stay.

That's our guarantee →

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

Partial refund

No refund

Today Oct 20 Check-in

Before Oct 20

Partial refund

If you cancel your reservation before Oct 20 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After Oct 20

No refund

After that, you won't get a refund.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
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- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

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10/10

Exceptional

5 verified reviews

10/10 Excellent

Nice architecture!

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Absolutely an amazing place to stay in Winter Park! There is so much

Show more

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Show more

Tom K.
Stayed 2 nights in Aug 2025
Verified review

Mindy B.
Stayed 2 nights in Sep 2025
Verified review

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks
Lake Cherokee

Close to Orange Avenue

- Kitchen
- Washer
- Dryer

11 reviews

~~$1,264~~ $765
per night
$1,529 for 2 nights
All fees included

Retreat | Lake Hot Tub Paddle Boards Speakeasy
Orlando

- Hot Tub
- Kitchen
- Pet friendly

16 reviews

$479
per night
$958 for 2 nights
All fees included

Stylish Boutique Guest house in Winter Park
Winter Park

- Kitchen
- Free WiFi
- Air conditioning

90 reviews

~~$240~~ $225
per night
$449 for 2 nights
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House close to Downtown Orlando has Walking trail and next to Baldwin Park Lake
Baldwin Park

- Kitchen
- Washer
- Dryer

17 reviews

~~$294~~ $278
per night
$556 for 2 nights
All fees included

* B
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Cas

Safari File Edit View History Bookmarks Window Help Sat Oct 18 11:29 AM

vrbo.com

Find homes on Airbnb | SEEN ON TV! Private Resort, Nintendo-theme Game Rm - Houses... | Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Th...

← See all properties

Share Save











Overview Amenities Policies Location

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

10 Exceptional

See all 5 reviews >

Mon, Oct 27 → End date

October 2025

S	M	T	W	T	F	S
						18
						25
26	27	28	29	30	31	

November 2025

S	M	T	W	T	F	S
	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Clear dates Submit

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✔
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
October, 2025

2 Documented Stays
September, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Oct 15, 2025
Screenshot Last Captured	– Oct 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 5
Last Documented Stay	– 09/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (2)

- **5 Documented Stays** August, 2025
- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024
  - Case closed 2/16/24
  - 1 Comment February 16th, 2024

NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

- **Listing air45758105 Removed**
  February 7th, 2021
- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 10/19/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin

Superhost · 5 years hosting

Top 10% of homes

This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub

Swim or soak at this home

At-home gym

The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

October 2025

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 20

S	M	T	W	
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30				

5.0

Guest favorite

This home is in the **top 10%** of eligible listings
based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ **August 2025** · Group trip

LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Susan
Port St. Lucie, Florida

★★★★★ · **1 week ago** · Group trip

Caitlin is a very responsive and friendly host. The house is furnished more extensively than any other AirBnB that I have stayed at. The home is beautiful and comfortable. Enjoyed our experience there very much.

Show more



Diana
Lake Worth, Florida

★★★★★ **May 2025** · Group trip

This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Djino
7 years on Airbnb

★★★★★ **July 2025** · Stayed a few nights

Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Richard
Newport Beach, California

★★★★★ · **June 2025** · Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more

Show all 64 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

Photos Amenities Reviews Location

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Add dates for prices

CHECK-IN 10/19/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Select checkout date

Minimum stay: 2 nights

October 2025 | November 2025

S M T W T F S

19 20 21 22 23

Clear dates

5.0

Search 6:27 AM 10/17/2025



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

Exceptional
5 reviews

10	9.6	9.6	10
Cleanliness	Communication	Check-in	Listing accuracy

About this property

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all about this property >



- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more >

Winter Park, FL

Partially refundable ⓘ
Before Mon, Oct 20

✓ Your dates are available

Start date Oct 27 | End date Oct 29

Travelers 2 travelers

$1,011
$2,022 for 2 nights
✓ All fees included

Price details

Begin booking

You will not be charged yet

Orlando Resort Homes

Contact host

Property # 11552085ha

Manage your booking faster when signed in Sign in Join

Rooms & beds

4 bedrooms (sleeps 13)





Bedroom 1

1 King Bed



Bedroom 2

1 King Bed



Bedroom 3

1 Queen Bed

Bedroom 4

1 Twin Bunk Bed and 1 Twin Bed

Living Room 1

2 Twin Beds

3 bathrooms

Bathroom 1

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3

Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set
> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower





Overview Amenities Policies

Save

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

This property is not available for your dates on Vrbo. Try new dates to check availability.

See available properties for these dates
View search results

10 Exceptional
5 reviews

10	9.6	9.6	10
Cleanliness	Communication	Check-in	Listing accuracy

About this property

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all about this property ›



- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more ›

Winter Park, FL

Mon, Oct 27 → End date

October 2025

S	M	T	W	T	F	S
					17	18
					24	25
27	28	29	30	31		

November 2025

S	M	T	W	T	F	S
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates Submit

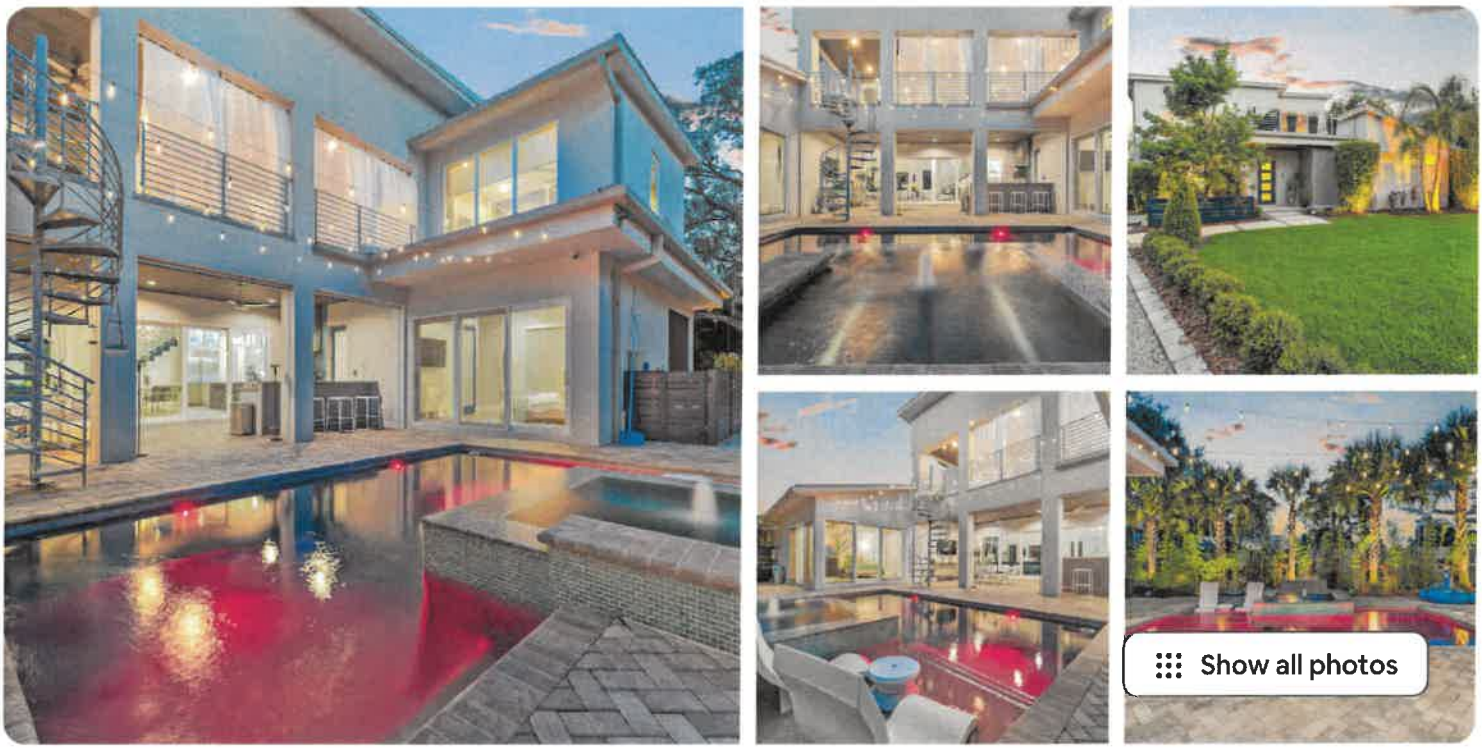




airbnb A... Any week Add gu... Become a host

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

One of the most loved homes on Airbnb, according to guests

5.0 ★★★★★

64 Reviews

Add dates for prices

CHECK-IN 11/16/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability



Hosted by Caitlin
Superhost · 5 years hosting

Report this listing

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Kitchen
- Dedicated workspace
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku
- Lake access
- Fast wifi – 513 Mbps
- Free parking on premises
- Private hot tub
- Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

November 2025 December 2025

S	M	T	W	T	F	S
16	17	18	19	20	21	

S	M	T	W	T	F	S

Clear dates



Guest favorite

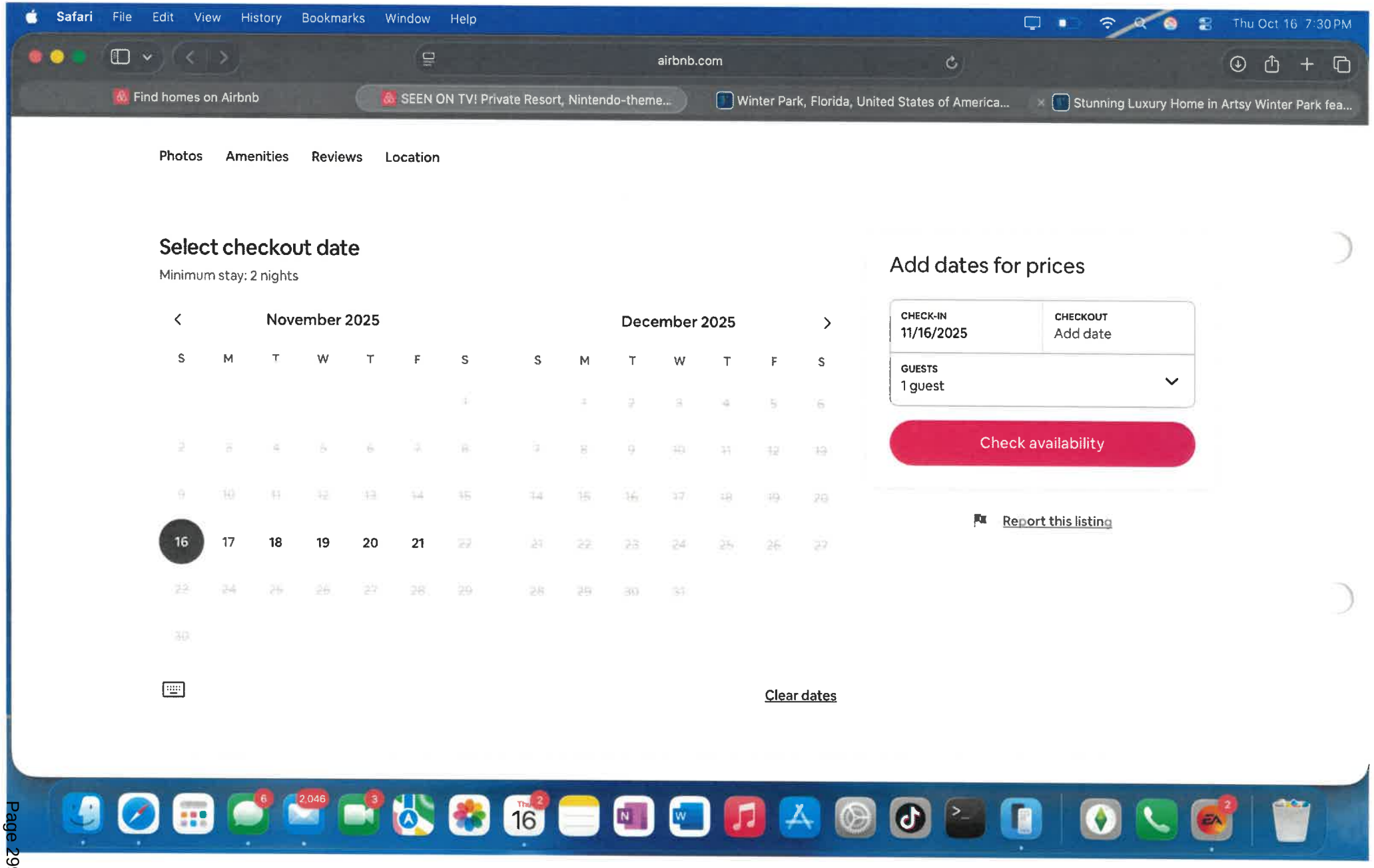
This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

leanliness	Accuracy	Check-in	Communication	Location	Value
.0	5.0	5.0	5.0	4.9	4.9









Safari File Edit View History Bookmarks Window Help
Thu Oct 16 7:30 PM
airbnb.com
Find homes on Airbnb
SEEN ON TV! Private Resort, Nintendo-theme...
Winter Park, Florida, United States of America...
Stunning Luxury Home in Artsy Winter Park fea...
Photos
Amenities
Reviews
Location
Select checkout date
Minimum stay: 2 nights
November 2025
December 2025
S M T W T F S
16 17 18 19 20 21
Clear dates
Add dates for prices
CHECK-IN
11/16/2025
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all >

Explore the area

Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Partially refundable ⓘ
Before Mon, Oct 20

Your dates are available

Start date Oct 27 | End date Oct 29

Travelers 2 travelers

$1,011
$2,022 for 2 nights
All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

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2 Twin Beds

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Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

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Kitchen

Outdoor play area

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::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
- Private pool and (gas-heated) spa

::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin

Walking distance to the 2.8-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access

Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 💗

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Our prices include all fees. No hidden fees.

Amenities

- Pool
- Hot Tub
- Kitchen
- Washer
- Dryer
- Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host



With VrboCare, we've planned for the plot twists

You have our word: Broken A/C or cold hot tub? We'll make it right.

Backup guaranteed: Last-minute host cancel? We'll find you a new stay ASAP.

Round the clock: Get 24/7 help from a real person before, during, or after your stay.

That's our guarantee →

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

Partial refund

No refund

Today Oct 20 Check-in

Before Oct 20

Partial refund

If you cancel your reservation before Oct 20 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After Oct 20

No refund

After that, you won't get a refund.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10

Exceptional

5 verified reviews ⓘ

10/10 Excellent	10/10 Excellent	1
Nice architecture!	Absolutely an amazing place to stay in Winter Park! There is so much	\

See more

to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare...

See more

Tom K.
Sep 2, 2025

Mindy B.
Sep 14, 2025

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks

Lake Cherokee

Close to Orange Avenue

- Kitchen
- Washer
- Dryer

11 reviews

~~$1,264~~ $765
per night
$1,529 for 2 nights
All fees included

Retreat | Lake Hot Tub Paddle Boards Speakeasy

Orlando

- Hot Tub
- Kitchen
- Pet friendly

16 reviews

$544
per night
$1,087 for 2 nights
All fees included

House close to Downtown Orlando has Walking trail and next to Baldwin Park Lake

Baldwin Park

- Kitchen
- Washer
- Dryer

17 reviews

~~$294~~ $278
per night
$556 for 2 nights
All fees included

* Beautiful Lakehouse with Pool and Movie Theater*

Casselberry

Close to Casselberry Golf Club

- Pool
- Kitchen
- Washer

33 reviews

$537
per night
$1,073 for 2 nights
All fees included

*Tr wit

Ma

Safari File Edit View History Bookmarks Window Help Thu Oct 16 7:29 PM

vrbo.com

Find homes on Airbnb | SEEN ON TV! Private Resort, Nintendo-theme... | Winter Park, Florida, United States of America... | Stunning Luxury Home in Artsy Winter Park fea...

← See all properties

Share Save







Overview Amenities Policies Location

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

10 Exceptional

See all 5 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Mon, Oct 27 → End date

October 2025

S	M	T	W	T	F	S
				16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates Submit


10/17/2025


10/17/2025



CITY OF WINTER PARK
SAFETY AND CODE COMPLIANCE DIVISION
401 S PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

CITY OF WINTER PARK,

Petitioner,

vs. Case No: LDC-24-0336

ATLANTIC OASIS TRUST
1810 BARKER DR
WINTER PARK, FL 32789-6202,

Respondent.

NOTICE OF *MASSEY HEARING* FOR DETERMINATION OF NON-COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER AND TO IMPOSE FINES AND LIEN

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Massey Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, to the Respondent, **Atlantic Oasis Trust, 1810 Barker Drive., Winter Park, FL 32789-6202**. The Code Compliance Board will hear, discuss, and decide whether Respondent remains in violation of the Winter Park Code and fines should be assessed. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

Thursday, November 6, 2025, at 3 p.m.
at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

The information below is in reference to the case and fines to be discussed.

amazon basics

10/17/2025


MDX
77A KJX
SUNSHINE STATE
10/17/2025


MDX
77A KJX
10/17/2025


10/17/2025


10/17/2025

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✔
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
September, 2025

5 Documented Stays
August, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Oct 12, 2025
Screenshot Last Captured	– Oct 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 5
Last Documented Stay	– 09/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (2)

- **2 Documented Stays** July, 2025
- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024 — Case closed 2/16/24
  - 1 Comment February 16th, 2024 — NEW CC#LDC-24-60
- **4 Documented Stays**

January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- ✳ **Listing air45758105 First Crawled**
  October 13th, 2020
- ● **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite	5.0 ★★★★★	62 Reviews

Add dates for prices

CHECK-IN 10/12/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

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Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

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☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

October 2025

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 20

S	M	T	W	
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30				

5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ · **August 2025** · Group trip

LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Susan
Port St. Lucie, Florida

★★★★★ · **3 days ago** · Group trip

Caitlin is a very responsive and friendly host. The house is furnished more extensively than any other AirBnB that I have stayed at. The home is beautiful and comfortable. Enjoyed our experience there very much.

Show more



Diana
Lake Worth, Florida

★★★★★ · **May 2025** · Group trip

This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Djino
7 years on Airbnb

★★★★★ **July 2025** · Stayed a few nights

Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Richard
Newport Beach, California

★★★★★ · **June 2025** · Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more

Show all 62 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more ›

Meet your host

284
Reviews

4.88★
Rating

5
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included as (paid) benefits to my members. We use Airbnb to process payments and collect/remit taxes. Your membership fee is included in your booking, and you will sign a membership agreement upon arrival.

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Brandt Erica

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Miami
Vacation rentals

Central Florida
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

October 2025 November 2025

S M T W T F S S M T W T F S

12 13 14 15 16

Clear dates

Add dates for prices

CHECK-IN 10/12/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the top 10% of eligible listings

Search

9:01 AM 10/12/2025



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews ›

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all property amenities ›

Explore the area



Winter Park, FL
View in a map ›

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area ›

Non-refundable ⓘ

Your dates are available

Start date Oct 13 · End date Oct 15

Travelers 2 travelers

$824
$1,648 for 2 nights
✓ All fees included

Starting at $89/mo or 0% APR with affirm. Learn more

Book now

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)



Bedroom 1

1 King Bed



Bedroom 2

1 King Bed



Bedroom 3

1 Queen Bed

Bedroom 4

1 Twin Bunk Bed and 1 Twin Bed

Living Room 1

2 Twin Beds

3 bathrooms

Bathroom 1

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3

Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set
> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool

- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
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Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access
Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 🖤

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Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Amenities

Pool
Hot Tub
Kitchen
Washer
Dryer
Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes
See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

No refund

Today Check-in

Until Oct 13 **No refund**

If you change or cancel your booking you will not get a refund or credit to use for a future stay.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10

Exceptional

5 verified reviews

10/10 Excellent

Nice architecture!

See more

Tom K.
Sep 2, 2025

10/10 Excellent

Absolutely an amazing place to stay in Winter Park! There is so much to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare meals at the home. Would highly...

See more

Mindy B.
Sep 14, 2025

10/

We
res
wa
ret

See

She
May

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!









RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks

Lake Cherokee

Close to Orange Avenue

- Kitchen
- Washer
- Dryer

11 reviews

~~$1,260~~ $760
per night
$1,520 for 2 nights
All fees included



Retreat | Lake Hot Tub Paddle Boards Speakeasy

Orlando

- Hot Tub
- Kitchen
- Pet friendly

16 reviews

$426
per night
$852 for 2 nights
All fees included



House close to Downtown Orlando has Walking trail and next to Baldwin Park Lake

Baldwin Park

- Kitchen
- Washer
- Dryer

17 reviews

~~$294~~ $279
per night
$557 for 2 nights
All fees included



*** Beautiful Lakehouse with Pool and Movie Theater***

Casselberry

Close to Casselberry Golf Club

- Pool
- Kitchen
- Washer

33 reviews

$455
per night
$910 for 2 nights
All fees included



7B
Sa
Edg



Free upgrade to Silver with One Key when you download

Overview Amenities Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

10 Exceptional

See all 5 reviews >

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all property amenities >

Explore the area

Mon, Oct 13 → End date

October 2025

S	M	T	W	T	F	S
12	13		15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates Submit

Search

9:03 AM
10/12/2025

Dashboard

Rental Unit Record

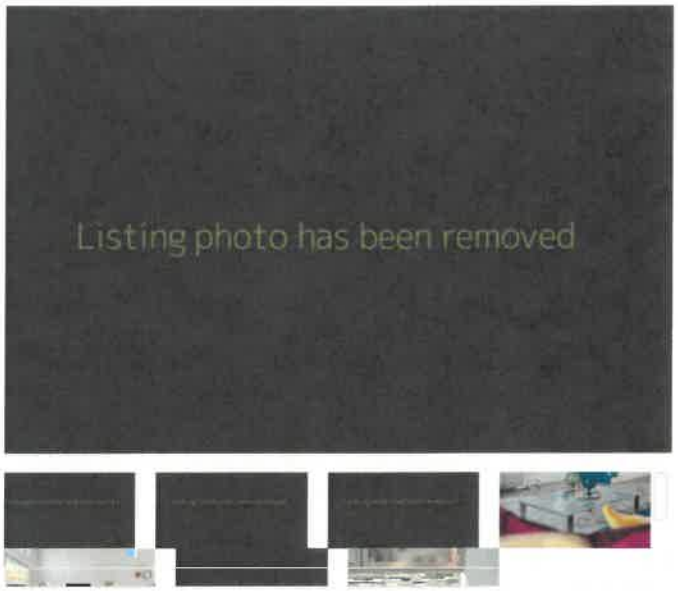
1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**



Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match **City Name Match**

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
September, 2025

5 Documented Stays
August, 2025

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– SEEN ON TV! Private Resort, Nintendo-theme Game Rm
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Oct 09, 2025
Screenshot Last Captured	– Sep 29, 2025

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 3
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 61
Last Documented Stay	– 09/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (2) October (0)

2 Documented Stays
July, 2025

2 Documented Stays
June, 2025

5 Documented Stays
May, 2025

3 Documented Stays
April, 2025

2 Documented Stays
December, 2024

● **Listing hma121.11552085.104377920 Reposted**
December 12th, 2024

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

3 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

✕ **Listing hma121.11552085.104377920 Removed**
July 5th, 2024

✓ **Listing hma121.11552085.104377920 Identified**
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

● **Listing hma121.11552085.104377920 First Activity**
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays

January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020



Entire home

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Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

Highlights

Long stay guests liked the pool

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

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- Onsite parking available
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- Air conditioning

See all property amenities >

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Winter Park, FL
View in a map >

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AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Free cancellation
Before Sat, Jul 18

Your dates are available

Start date Aug 1 | End date Aug 31

Travelers 2 travelers

Monthly stay $10,582 off

$593 ~~$946~~

$17,801 for 30 nights

✓ All fees included

Monthly payments available with affirm. Learn more

Book now

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)



Bedroom 1

1 King Bed



Bedroom 2

1 King Bed



Bedroom 3

1 Queen Bed



Bedroom 4

1 Twin Bunk Bed and 1 Twin Bed



Living Room 1

2 Twin Beds

3 bathrooms

Bathroom 1

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

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See all 50 amenities

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See host profile

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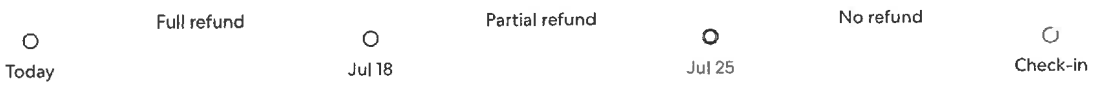
Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



Before Jul 18
Full refund
Cancel your reservation before Jul 18 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before Jul 25
Partial refund
If you cancel your reservation before Jul 25 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After Jul 25
No refund
After that, you won't get a refund.

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Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10
Exceptional
5 verified reviews

10/10 Excellent

Nice architecture!

10/10 Excellent

10/

See more

Tom K.
Sep 2, 2025

Absolutely an amazing place to stay in Winter Park! There is so much to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare meals at the home. Would highly...

See more

We res wa ret

See

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks
Lake Cherokee

Close to Orange Avenue

Kitchen
Washer
Dryer

11 reviews

$988
per night
$29,635 for 30 nights
All fees included



Retreat | Lake Hot Tub Paddle Boards Speakeasy
Orlando

Hot Tub
Kitchen
Pet friendly

16 reviews

~~$636~~ $461
per night
$13,819 for 30 nights
All fees included



Lakefront 5BR Retreat | Pool, Hot Tub & Lake Views
Orlando

Close to Grand Avenue Park

Pool
Hot Tub
Kitchen

68 reviews

$400
per night
$11,987 for 30 nights
All fees included



Winter Park Pool home close to Lake Virginia, Rollins College & Park Ave.
Winter Park

Walk to Mead Garden

Pool
Kitchen
Washer

4 reviews

~~$399~~ $363
per night
$10,887 for 30 nights
All fees included



Sty in Wi



Free upgrade to Silver with One Key when you download

Overview Amenities Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

10 Exceptional

See all 5 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all property amenities >

Explore the area

Sat, Aug 1 → End date

August 2026

S	M	T	W	T	F	S
						1

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

61 Reviews

Add dates for prices

CHECK-IN 5/27/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin

Superhost · 5 years hosting

Top 10% of homes

This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub

Swim or soak at this home

At-home gym

The treadmill, yoga mat, and free weights are ready for workouts.

Resort-Style Oasis in Winter Park

☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ Perfect for private retreats
☆ Outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

April 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026

S	M	T	W	
3	4	5	6	
10	11	12	13	1
17	18	19	20	2
24	25	26	27	2
31				

5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ · **August 2025** · Group trip

LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Diana
Lake Worth, Florida

★★★★★ · **May 2025** · Group trip

This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Djino
7 years on Airbnb

★★★★★ · **July 2025** · Stayed a few nights

Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Richard
Newport Beach, California

★★★★★ · **June 2025** · Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more



Reed
Portland, Oregon

★★★★★ · **August 2025** · Group trip

We had an absolutely wonderful stay at this Airbnb! The home was spotless, beautifully decorated, and stocked with everything we needed — from a fully equipped kitchen to thoughtful little touches that made it feel extra special. We even fell in love with the quirky velociraptor décor in the living room (affectionately nicknamed "Velisha the ...

Show more

Show all 61 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host

283
Reviews

4.88 ★
Rating

5
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included as (paid) benefits to my members. We use Airbnb to process payments and collect/remit taxes. Your membership fee is included in your booking, and you will sign a membership agreement upon arrival.

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Brandt Erica

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb › United States › Florida › Orange County › Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Central Florida
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Miami
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

Select checkout date

Minimum stay: 30 nights

April 2026 May 2026

S M T W T F S S M T W T F S

27 28 29 30

31

Clear dates

Add dates for prices

CHECK-IN 5/27/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the top 10% of eligible listings based on ratings, reviews, and reliability

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

5 Documented Stays
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	hma121.11552085.104377920
Listing Title	Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	House
Room type	Entire home/apt
Listing Info Last Captured	Sep 17, 2025
Screenshot Last Captured	Oct 03, 2025

Information Provided on Listing

Contact Name	Not provided
Latitude, Longitude	28.575195, -81.327620
Minimum Stay (# of Nights)	30
Max Sleeping Capacity (# of People)	13
Max Number of People per Bedroom	3.3
Number of Reviews	4
Last Documented Stay	08/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (2)

- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024: Case closed 2/16/24
  - 1 Comment February 16th, 2024: NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays**

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews >

Highlights

Long stay guests liked the pool

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all property amenities >

Explore the area



Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Free cancellation
Before Sat, Jul 18

Your dates are available

Start date Aug 1 | End date Aug 31

Travelers 2 travelers

Monthly stay $10,582 off

$593 ~~$946~~

$17,801 for 30 nights

All fees included

Monthly payments available with affirm. Learn more

Book now

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)



Bedroom 1

1 King Bed



Bedroom 2

1 King Bed



Bedroom 3

1 Queen Bed



Bedroom 4

1 Twin Bunk Bed and 1 Twin Bed



Living Room 1

2 Twin Beds

3 bathrooms

Bathroom 1

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3

Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set
> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
- Private pool and (gas-heated) spa

::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access
Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 🖤

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Amenities

- Pool
- Hot Tub
- Kitchen
- Washer
- Dryer
- Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

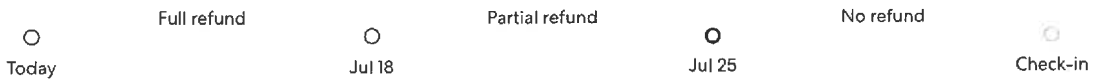
Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



Before Jul 18
Full refund
Cancel your reservation before Jul 18 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before Jul 25
Partial refund
If you cancel your reservation before Jul 25 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After Jul 25
No refund
After that, you won't get a refund.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
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See more

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See more

We
res
wa
ret

See

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks
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Close to Orange Avenue

Kitchen
Washer
Dryer

11 reviews

$988
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$29,635 for 30 nights
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Orlando

Hot Tub
Kitchen
Pet friendly

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Kitchen
Washer

4 reviews

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Sty
in
Wi



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See all property amenities >

Explore the area



Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

Winter Park, FL
View in a map >

See all about this area >

Free cancellation ⓘ
Before Mon, May 18

Your dates are available

Start date Jun 1 · End date Jul 1

Travelers 2 travelers

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$17,804 for 30 nights
All fees included

Monthly payments available with affirm. Learn more

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Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)

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1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

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> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
- Private pool and (gas-heated) spa

::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access
Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 🖤

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Amenities

- Pool
- Hot Tub
- Kitchen
- Washer
- Dryer
- Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

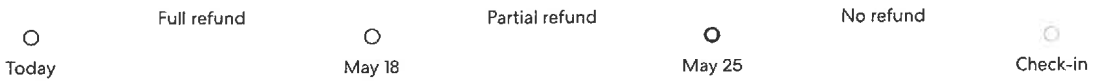
Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



Before May 18 — **Full refund**
Cancel your reservation before May 18 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before May 25 — **Partial refund**
If you cancel your reservation before May 25 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After May 25 — **No refund**
After that, you won't get a refund.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10
Exceptional
5 verified reviews

10/10 Excellent

Nice architecture!

10/10 Excellent

10/

See more

Tom K.
Sep 2, 2025

Absolutely an amazing place to stay in Winter Park! There is so much to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare meals at the home. Would highly...

See more

We
res
wa
retr

See

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks
Lake Cherokee

Close to Lake Eola Park

Kitchen
Washer
Dryer

11 reviews

$960
per night
$28,811 for 30 nights
All fees included



Retreat | Lake Hot Tub Paddle Boards Speakeasy
Orlando

Hot Tub
Kitchen
Pet friendly

16 reviews

~~$734~~ **$531**
per night
$15,927 for 30 nights
All fees included



Lakefront 5BR Retreat | Pool, Hot Tub & Lake Views
Orlando

Close to Grand Avenue Park

Pool
Hot Tub
Kitchen

67 reviews

$680
per night
$20,407 for 30 nights
All fees included



Winter Park Pool home close to Lake Virginia, Rollins College & Park Ave.
Winter Park

Walk to Mead Garden

Pool
Kitchen
Washer

4 reviews

~~$404~~ **$368**
per night
$11,037 for 30 nights
All fees included



Sty
in
Wi



Overview Amenities Policies Location

10 Exceptional

See all 5 reviews >

4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft

Popular amenities

Parking available
Hot Tub
Pool
Kitchen
Barbecue grill
Dryer

See all >

Explore the area



Winter Park, FL
View in a map >

Rollins College 6 min drive
AdventHealth Orlando 7 min drive
Kia Center 9 min drive
Orlando, FL (MCO-Orlando Intl.) 21 min drive

See all about this area >

Add dates for prices

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
	1					

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Clear dates Submit

Rooms & beds

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

61 Reviews

Add dates for prices

CHECK-IN 5/27/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin

Superhost · 5 years hosting

Top 10% of homes

This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub

Swim or soak at this home.

At-home gym

The treadmill, yoga mat, and free weights are ready for workouts.

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

Bedroom 1
1 king bed

Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub

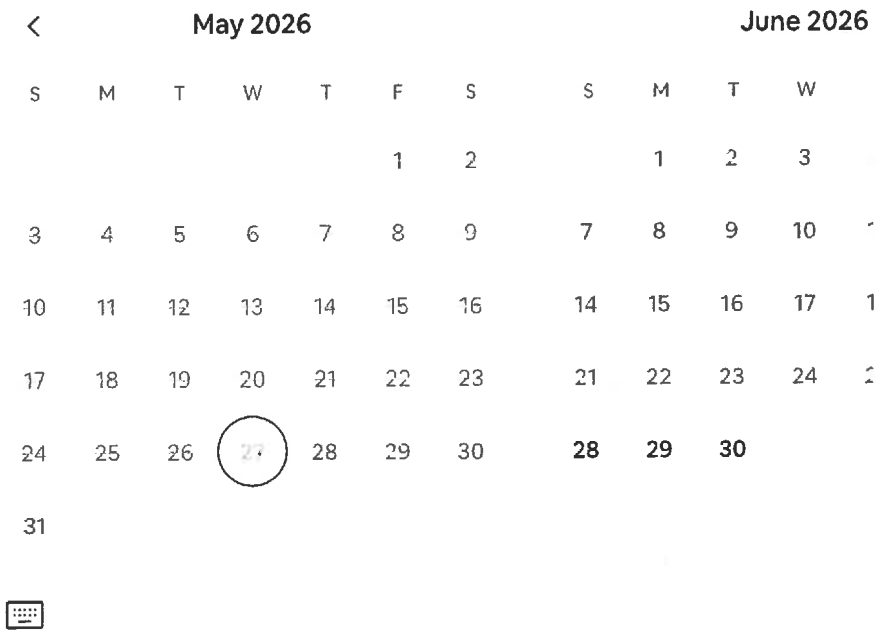
82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights



5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ · **August 2025** · Group trip
LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

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Show more



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This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



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Newport Beach, California

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Show more



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Gainesville, Georgia

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Show more



Rob
4 years on Airbnb

★★★★★ **April 2025** · Stayed a few nights

This place checks all the boxes. Quiet place to relax by the pool, jog along the water, and an amazing selection of restaurants nearby. You'll be hosted by professionals that were immediate with any questions I had. Don't second guess booking your stay here!

Show more

Show all 61 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. **Learn more**

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host

283
Reviews

4.88★
Rating

5
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included as (paid) benefits to my members. We use Airbnb to process payments and collect/remit taxes. Your membership fee is included in your booking, and you will sign a membership agreement upon arrival.

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Brandt Erica

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb › United States › Florida › Orange County › Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Central Florida
Vacation rentals

Gold Coast
Vacation rentals

Miami
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
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24	25	26	27	28	29	30
31						

June 2026

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates

Add dates for prices

CHECK-IN 5/27/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Search

2:49 PM
10/6/2025

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - 121.11552085.104377920



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

5 Documented Stays
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL — https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Sep 17, 2025
Screenshot Last Captured	– Oct 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 4
Last Documented Stay	– 08/2025

Listing Screenshot History View Latest Listing Screenshot

August (2) September (0) October (2)

2 Documented Stays
June, 2025

5 Documented Stays
May, 2025

3 Documented Stays
April, 2025

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

3 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 61 Reviews

Add dates for prices

CHECK-IN 5/27/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
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Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home.

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The treadmill, yoga mat, and free weights are ready for workouts.

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Show more

Where you'll sleep

Bedroom 1
1 king bed

Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

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May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

S	M	T	W	
	1	2	3	
7	8	9	10	
14	15	16	17	1
21	22	23	24	2
28	**29**	**30**		

5.0

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4
3
2



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Years hosting

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My work: Author and Podcaster

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Add your trip dates to get the cancellation details for this stay.

Add dates ›

Airbnb › United States › Florida › Orange County › Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Central Florida
Vacation rentals

Gold Coast
Vacation rentals

Miami
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
			27	28	29	30
31						

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates

Add dates for prices

CHECK-IN 5/27/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Villa in Winter Park with a fitness center and a hot tub

Exceptional

See all 5 reviews ›

Highlights

Long stay guests liked the pool

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all property amenities ›

Explore the area



Winter Park, FL
View in a map ›

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area ›

Free cancellation ⓘ
Before Mon, May 18

Your dates are available

Start date Jun 1 · End date Jul 1

Travelers 2 travelers

Monthly stay $10,580 off
$593 ~~$946~~
$17,804 for 30 nights
✓ All fees included

Monthly payments available with affirm. Learn more

Book now

You will not be charged yet

Contact host

Property # 11552085ha

Manage your booking faster when signed in

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

> Nintendo-themed game room with Wii U + Mrs. Pacman arcade game set
> Exercise room
> Non-chlorine, non-salt EcoSmarte pool and spa
> Summer kitchen
> SO MUCH MORE (see the photos ;))

Only 28+ day stays are [currently] permitted by the City, but I DO make exceptions for personal contacts. Inquire for details :)

::: THE SPACE:::
This is my primary residence, and I share it with others while I'm traveling.

The house is 3700 sf air-conditioned space (2700 downstairs, 1000 upstairs). There is an additional 2500 sf of outdoor lounge and entertainment space.

4 bedrooms, 3 full bathrooms.

Fabulous option for multi-family stays -- with two KING bedrooms downstairs and two bedrooms upstairs.

::: DOWNSTAIRS :::

- Master Bedroom: 1 king-sized bed, opens to pool
- Master Bathroom with large soaking tub
- Additional King Bedroom, opens to pool
- Guest bathroom with bathtub & shower

There are two very comfortable 4" memory foam floor mattresses (these are stored in the master bedroom's massive walk-in closet :))

::: LIVING AND DINING :::

- Massive 82" Samsung TV with surround sound
- Luxurious velvet Joybird sofa
- Fully-equipped chef's kitchen
- Large pantry with many appliances (ice cream maker, breadmaker, etc.)
- Dining table seats 8
- Kitchen island seats 4
- Covered patio with Phantom Screens (remote-controlled)
- Outdoor kitchen (table seats 6; bar seats 3) with Lynx/Sedona gas grill, sink, fridge
- Private pool and (gas-heated) spa

::: UPSTAIRS :::

Nintendo-themed game room with black light/glow-in-the-dark features
ROOM 1: bunkbed set with queen, full and twin XL (great for kids and pre-teens)
ROOM 2: queen-size bed (great for teens and young adults)
Full bathroom with shower
Large tiled deck with lounge seating, foosball table, and a sandbox
Spiral staircase access to the pool from upstairs

::: SO MANY EXTRAS!! :::

Yoga/fitness room
HEPA air purifiers
Large laundry room with space to hang
Two dedicated workspaces (printer and office supplies available)
Large TV in every bedroom (and fitness room, game room, and patio :))
Hangers in every closet
Multiple lounge areas
Walking distance to the 2.6-mile loop around Lake Baldwin
NO TOURISTS :)
Safe, residential neighborhood
Plenty of cleaning supplies available
Guest access
Entry is via Kwikset keypad deadbolt through the front door.

You have access to the entire house except for a few locked rooms and cabinets where I store my things (this is my primary residence, but I travel a lot :))

::: OTHER NOTES :::

NIGHTLY RATE INCLUDES SPA HEATING ONLY. If you would like the pool heated, it takes 8-12 hours and a LOT of gas. There is an additional $400 fee to cover the high cost of gas heating the pool. Once the pool is heated, it needs to stay heated for your entire stay (not cool down and then reheat, because this increases the gas used very fast). Thank you for your understanding 🩶

CC security cameras monitor the common spaces of the house. There are 11 exterior cameras. There are no cameras in any bedrooms or bathrooms.

If you have small children, use your discretion before booking this property. The pool does NOT have a child fence around it. Each sliding door has two locks; one high up that small children cannot reach; another lower down that they can easily reach. IT IS HIGHLY RECOMMENDED TO USE BOTH THE UPPER AND LOWER LOCKS if you have small children. DO NOT LEAVE CHILDREN (especially small children) UNATTENDED ANYWHERE INSIDE OR OUTSIDE OF THE HOUSE.

Your use of this home and its amenities is at your own risk. By reserving this home, you assume full responsibility for any loss or injury incurred on the property.

A note about the garage :) I store things for myself and my other properties in the garage, which is at the back of the house. Very occasionally, my assistant or I will enter through the *back gate* of the property to access the garage to gather supplies. This gate is virtually invisible from inside the house. You can't see it from the pool, either. We will always let you know ahead of time when we will be there, and again, this is in the back of the house. Rest assured that you will not be disturbed in any way.

Let me know if you have any questions! :)

Amenities

- Pool
- Hot Tub
- Kitchen
- Washer
- Dryer
- Air conditioning

See all 50 amenities

About the host



Orlando Resort Homes

See host profile

9.6/10	9.6/10	0%
Communication rating	Ease of check-in	Cancellation rate

Contact host

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 10:00 AM

Children
Children allowed: ages 0-17

Events
No events allowed

Pets
No pets allowed

Smoking
Smoking is not permitted

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

Today — Full refund — May 18 — Partial refund — May 25 — No refund — Check-in

Before May 18 — **Full refund**
Cancel your reservation before May 18 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before May 25 — **Partial refund**
If you cancel your reservation before May 25 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After May 25 — **No refund**
After that, you won't get a refund.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Frequently asked questions

- **Does Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! have a pool?**
- **Is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! pet-friendly?**
- **What time is check-in at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **What time is check-out at Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!?**
- **Where is Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room! located?**

Reviews

10/10
Exceptional
5 verified reviews

10/10 Excellent

Nice architecture!

10/10 Excellent

10/

See more

Tom K.
Sep 2, 2025

Absolutely an amazing place to stay in Winter Park! There is so much to do in the area! The host is wonderful and everything is as described or seen in the pictures. The beds were very comfortable and the kitchen is fully stocked with anything you might need to prepare meals at the home. Would highly...

See more

We
res
wal
ret

See

See all 5 reviews

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



RENOVATED LUXURY 6000 sqft Mansion in Downtown Orlando SLEEP 14 NEAR Theme Parks
Lake Cherokee

Close to Lake Eola Park

Kitchen
Washer
Dryer

11 reviews

$960
per night
$28,811 for 30 nights
All fees included



Retreat | Lake Hot Tub Paddle Boards Speakeasy
Orlando

Hot Tub
Kitchen
Pet friendly

16 reviews

~~$734~~ $531
per night
$15,927 for 30 nights
All fees included



Lakefront 5BR Retreat | Pool, Hot Tub & Lake Views
Orlando

Close to Grand Avenue Park

Pool
Hot Tub
Kitchen

67 reviews

$680
per night
$20,407 for 30 nights
All fees included



Winter Park Pool home close to Lake Virginia, Rollins College & Park Ave.
Winter Park

Walk to Mead Garden

Pool
Kitchen
Washer

4 reviews

~~$404~~ $368
per night
$11,037 for 30 nights
All fees included



Sty
in
Wi



Overview Amenities Policies Location

10 Exceptional

See all 5 reviews >

4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft

Popular amenities

Parking available
Hot Tub
Pool
Kitchen
Barbecue grill
Dryer

See all >

Explore the area



Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Add dates for prices

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Clear dates Submit

Rooms & beds



Case Evidence

08-02-25 to 10-02-25

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

5 Documented Stays
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Sep 17, 2025
Screenshot Last Captured	– Aug 23, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 4
Last Documented Stay	– 08/2025

Listing Screenshot History View Latest Listing Screenshot

August 2 | September 0 | October 0

- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment
    February 26th, 2024
    Case closed 2/16/24
  - 1 Comment
    February 16th, 2024
    NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays**

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 61 Reviews

Add dates for prices

CHECK-IN 6/1/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Top 5% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026

S	M	T	W	
			1	
5	6	7	8	
12	13	14	15	1
19	20	21	22	2
26	27	28	29	3

5.0

Guest favorite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ **August 2025** Group trip

LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Djino
7 years on Airbnb

★★★★★ · **July 2025** · Stayed a few nights

Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Diana
Lake Worth, Florida

★★★★★ **May 2025** · Group trip

This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Richard
Newport Beach, California

★★★★★ **June 2025** Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ **May 2025** Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more



Rob
4 years on Airbnb

★★★★★ **April 2025** · Stayed a few nights

This place checks all the boxes. Quiet place to relax by the pool, jog along the water, and an amazing selection of restaurants nearby. You'll be hosted by professionals that were immediate with any questions I had. Don't second guess booking your stay here!

Show more

Show all 61 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host



283
Reviews

4.88★
Rating

5
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included as (paid) benefits to my members. We use Airbnb to process payments and collect/remit taxes. Your membership fee is included in your booking, and you will sign a membership agreement upon arrival.

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Brandt Erica

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Miami
Vacation rentals

Central Florida

Saint Johns River

Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Vacation rentals

Miami Beach
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

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Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Amenities Reviews Location

)edicated workspace

Free parking on premises

'rivate outdoor pool - vailable all year, open 24 iours, heated, pool toys

Private hot tub

:2 inch HDTV with Amazon 'rime Video, Apple TV,)isney+, HBO Max, Hulu, Jetflix, Roku

Exterior security cameras on property

ow all 87 amenities

Add dates for prices

CHECK-IN 6/1/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

ct checkout date

m stay: 30 nights

June 2026

M	T	W	T	F	S
1	2	3	4	5	6
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15	16	17	18	19	20
22	23	24	25	26	27
29	30				

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15			

Clear dates





Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

4 bedrooms · 8 beds · 3 bathrooms · Sleeps 13 · 3706 sq ft

Exceptional 5 reviews

10	9.6	9.6	10
Cleanliness	Communication	Check-in	Listing accuracy

Long stay guests liked the pool

Free cancellation
Before Mon, May 18

Your dates are available

Start date Jun 1 | End date Jul 1

Travelers 2 travelers

Monthly stay $10,616 off

$595 ~~$949~~

$17,862 for 30 nights

✓ All fees included

About this property

- Swimming pool
- Onsite parking available
- Washer
- Hot tub on site
- Kitchen
- Air conditioning

See all about this property ›



- Rollins College - 6 min drive
- Winter Park Station - 7 min drive
- Orlando, FL (MCO-Orlando Intl.) - 21 min drive

See more ›

Winter Park, FL

Monthly payments available with affirm. Learn more

You will not be charged yet

Orlando Resort Homes

Contact host

Property # 11552085ha

Rooms & beds



Overview | Amenities | Policies | Location

Exceptional

See all 5 reviews >

4 bedrooms | 3 bathrooms

Sleeps 13 | 3706 sq ft

Popular amenities

Parking available | Hot Tub

Pool | Kitchen

Barbecue grill | Dryer

See all >

Explore the area



Winter Park, FL

View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Int'l.)	21 min drive

See all about this area >

Add dates for prices

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
	1					

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Clear dates | Submit

Rooms & beds



airbnb.com/rooms/45758105?source_impression_id=p3_1759351751_P34JdH2QsyRx2brm&check_in=2025-10-09&guests=1&adults=1#availability-calendar



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite — One of the most loved homes on Airbnb, according to guests

Hosted by Caitlin
Superhost · 5 years hosting

Top 5% of homes
This home is highly ranked based on ratings, reviews, and reliability

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workou

Select dates

Minimum stay: 2 nights

Add dates for prices

CHECK-IN 10/9/2025 | CHECKOUT Add date

October 2025 | November 2025

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Clear dates | Close

Resort Style Oasis in Winter Park
- ☆ Custom-built Parade of Homes winner
- ☆ Ultra comfortable beds and linens
- ☆ Short drive to theme parks
- ☆ perfect for private retreats
- ☆ outdoor kitchen with Lynx grill
- ☆ Epic Nintendo-themed game room
- ☆ private pool & spa (spa heating included)...

Show more

10-1-25 @ 4:52 pm

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - 121.11552085.104377920








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos



Matching 3rd Party Sources



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

5 Documented Stays
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Sep 17, 2025
Screenshot Last Captured	– Aug 23, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 4
Last Documented Stay	– 08/2025

Listing Screenshot History View Latest Listing Screenshot

July (2) August (2) September (0)

Matched property listing

2 Documented Stays
June, 2025

5 Documented Stays
May, 2025

3 Documented Stays
April, 2025

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

3 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024

1 Comment
February 26th, 2024
Case closed 2/16/24

1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

61 Reviews

Add dates for prices

CHECK-IN 6/11/2026 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Top 5% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Enjoy the pool and hot tub
Swim or soak at this home

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Report this listing

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

S	M	T	W	
	1	2	3	
7	8	9	10	
14	15	16	17	1
21	22	23	24	2
28	29	30		

5.0

Guest favorite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Leslie
Lansing, Michigan

★★★★★ **3 weeks ago** · Group trip
LOVE LOVE LOVE this place. Want to definitely come back. Gorgeous everything, super peaceful indoor and outdoor experience, and a bedazzled velociraptor literally in the living room which was a huge hit with our guests 😂 Host was super responsive and even let us check in early when we had an early flight. Will definitely be rebooking this place in ...

Show more



Djino
7 years on Airbnb

★★★★★ · **July 2025** · Stayed a few nights
Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Diana
Lake Worth, Florida

★★★★★ **May 2025** · Group trip
This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Richard
Newport Beach, California

★★★★★ **June 2025** · Group trip
Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more



Rob
4 years on Airbnb

★★★★★ · **April 2025** · Stayed a few nights

This place checks all the boxes. Quiet place to relax by the pool, jog along the water, and an amazing selection of restaurants nearby. You'll be hosted by professionals that were immediate with any questions I had. Don't second guess booking your stay here!

Show more

Show all 61 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host



283
Reviews

4.88★
Rating

5
Years hosting

My work: Author and Podcaster

Favorite song in high school: Sexyback by J.T.!!!!

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included as (paid) benefits to my members. We use Airbnb to process payments and collect/remit taxes. Your membership fee is included in your booking, and you will sign a membership agreement upon arrival.

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Brandt Erica

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Central Florida
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Miami
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026 June 2026

S M T W T F S S M T W T F S

29 30

Clear dates

Add dates for prices

CHECK-IN 6/29/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the top 5% of eligible listings

Search

10:51 AM 9/25/2025



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

See all 4 reviews >

Highlights

Long stay guests liked the pool

Guests who stayed 28+ nights liked the area dining options, the convenient local shopping and the local parks

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Pool
- Hot Tub
- Barbecue grill
- Parking available
- Kitchen
- Dryer

See all property amenities >

Policies

Check-in 4:00 PM Check-out 10:00 AM

See all policies >

Explore the area



Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive

Free cancellation
Before Mon. May 18

Your dates are available

Start date Jun 1 | End date Jul 1

Travelers 2 travelers

Monthly stay $10,636 off

$587 ~~$942~~

$17,614 for 30 nights

All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha



Winter Park, FL
View in a map ›



Orlando, FL (MCO-Orlando Intl.) 21 min drive

See all about this area ›

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2
Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen
Outdoor play area

See all rooms and beds details



Get a refund if it rains
Add WeatherPromise and if it rains, you get back the cost of your stay. ›

About this property

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Newly redesigned and just 40 minutes from the theme parks, Atlantic Oasis is an award-winning, custom-built resort-style masterpiece.

Over 6000sf of private indoor & outdoor space! Soaring ceilings, chef's kitchen, and countless unique amenities...

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview Amenities Policies Location

10 Exceptional

See all 4 reviews >

4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft

Popular amenities

Parking available
Hot Tub
Pool
Kitchen
Barbecue grill
Dryer

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
	1					

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Clear dates Submit

Search

10:49 AM
9/25/2025

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - 121.11552085.104377920



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

4 Documented Stays
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Sep 11, 2025
Screenshot Last Captured	– Aug 23, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 3
Last Documented Stay	– 05/2025

Listing Screenshot History View Latest Listing Screenshot

July (2) August (2) September (0)

- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024: Case closed 2/16/24
  - 1 Comment February 16th, 2024: NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays**

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- ✔ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 60 Reviews

Hosted by Caitlin
Superhost · 5 years hosting

Add dates for prices

CHECK-IN 5/27/2026 | CHECKOUT Add date
GUESTS 1 guest

Check availability

Top 5% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

May 2026							June 2026				
S	M	T	W	T	F	S	S	M	T	W	
					1	2		1	2	3	
3	4	5	6	7	8	9	7	8	9	10	
10	11	12	13	14	15	16	14	15	16	17	1
17	18	19	20	21	22	23	21	22	23	24	2
24	25	26	27	28	29	30	28	29	30		
31											

5.0

Guest favorite

Photos Amenities Reviews Location

Select checkout date

Minimum stay: 30 nights

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Clear dates

Add dates for prices

CHECK-IN 5/27/2026

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Search

3:46 PM 9/15/2025



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

See all 3 reviews >

Highlights

Long stay guests liked the pool

Guests who stayed 28+ nights liked the area dining options, the convenient local shopping and the local parks

4 bedrooms 3 bathrooms Sleeps 13 3706 sq ft

Popular amenities

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

See all property amenities >

Policies

Check-in 4:00 PM **Check-out** 10:00 AM

See all policies >

Explore the area



Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive

Free cancellation
Before Mon, May 18

Your dates are available

Start date Jun 1 End date Jul 1

Travelers 2 travelers

Monthly stay $10,702 off

$588 ~~$945~~

$17,640 for 30 nights

All fees included

Price details

Begin booking

You will not be charged yet

Contact host

Property # 11552085ha

Vrbo

Open app | USD | Trip Boards | List your property | Help | My trips | Sign in

← See all properties

Share | Save









Overview | Amenities | Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

10 Exceptional

See all 3 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Swimming pool
- Hot tub on site
- Onsite parking available
- Kitchen
- Washer
- Air conditioning

Mon, Jun 1 → End date

June 2026

S	M	T	W	T	F	S
	1					

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

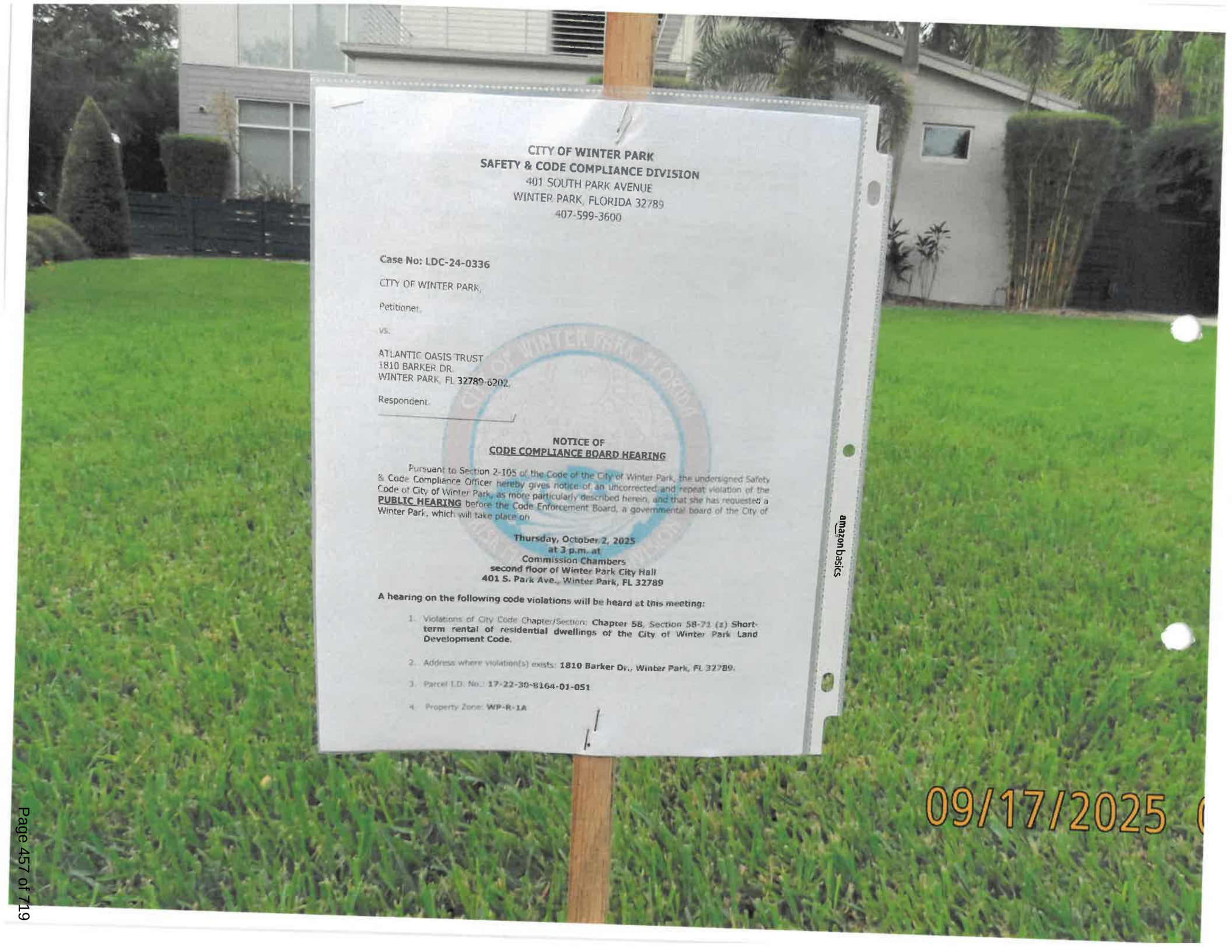
Clear dates | Submit

Property # 11552085ha

Search

3:47 PM
9/15/2025


09/17/2025


CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600
Case No: LDC-24-0336
CITY OF WINTER PARK,
Petitioner,
vs.
ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202,
Respondent.
NOTICE OF
CODE COMPLIANCE BOARD HEARING
Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected and repeat violation of the Code of City of Winter Park, as more particularly described herein, and that she has requested a PUBLIC HEARING before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on
Thursday, October 2, 2025
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789
A hearing on the following code violations will be heard at this meeting:
1. Violations of City Code Chapter/Section: Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
2. Address where violation(s) exists: 1810 Barker Dr., Winter Park, FL 32789.
3. Parcel I.D. No.: 17-22-30-8164-01-051
4. Property Zone: WP-R-1A
amazon basics
09/17/2025

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - **45758105** **VRBO - 121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

3 Documented Stays
August, 2025

2 Documented Stays
July, 2025

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Aug 21, 2025
Screenshot Last Captured	– Aug 21, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 3
Last Documented Stay	– 05/2025

Listing Screenshot History View Latest Listing Screenshot

June (2) July (2) August (1)

- **2 Documented Stays** June, 2025
- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024: Case closed 2/16/24
  - 1 Comment February 16th, 2024: NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays**

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
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April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- ✔ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 59 Reviews

Add dates for prices

CHECK-IN 11/24/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 3 nights

November 2025 December 20

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	**27**	**28**	29
30						

S	M	T	W	
	1	2	3	
7	8	9	10	
14	15	16	17	1
21	22	23	24	2
28	29	30	31	

5.0

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings. reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Djino
7 years on Airbnb

★★★★★ · **July 2025** · Stayed a few nights
Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Diana
Lake Worth, Florida

★★★★★ · **May 2025** · Group trip
This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Richard
Newport Beach, California

★★★★★ · **June 2025** · Group trip
Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Reed
Portland, Oregon

★★★★★ · **1 week ago** · Group trip
We had an absolutely wonderful stay at this Airbnb! The home was spotless, beautifully decorated, and stocked with everything we needed — from a fully equipped kitchen to thoughtful little touches that made it feel extra special. We even fell in love with the quirky velociraptor décor in the living room (affectionately nicknamed "Velisha the ...

Show more



Michael
Norwalk, Connecticut

★★★★★ · **June 2025** · Group trip

We had an amazing stay at Caitlin's home — one of the best Airbnbs we've booked! The house is beautiful, spacious, and fully stocked with everything you need. The living room is huge with high ceilings and a fun Velociraptor sculpture. The kitchen had everything, including a great walk-in pantry. Bedrooms were super comfy, especially the ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more

Show all 59 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host

281
Reviews

4.88 ★
Rating

5
Years hosting

My work: Author and Podcaster

Most useless skill: attracting cats

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included as (paid) benefits to my members. We use Airbnb to process payments and collect/remit taxes. Your membership fee is included in your booking, and you will sign a membership agreement upon arrival.

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Brandt Erica

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more ›

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates ›

Airbnb › United States › Florida › Orange County › Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Miami
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 3 nights

‹ November 2025 December 2025 ›

S	M	T	W	T	F	S	S	M	T	W	T	F	S
								1					
24	25	26	27	28	29								
30													

Clear dates

Add dates for prices

CHECK-IN 11/24/2025 CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

See all 3 reviews ›

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all property amenities ›

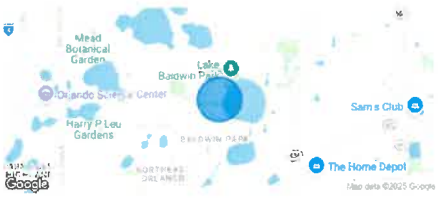
Policies

Check-in 4:00 PM

Check-out 10:00 AM

See all policies ›

Explore the area



Winter Park, FL
View in a map ›

- Rollins College — 6 min drive
- AdventHealth Orlando — 7 min drive
- Kia Center — 9 min drive
- Orlando, FL (MCO-Orlando Intl.) — 21 min drive

See all about this area ›

Free cancellation ⓘ
Before Tue, Nov 11

Your dates are available

Start date Nov 25 · End date Nov 28

Travelers 2 travelers

$1,563
$4,688 for 3 nights
✓ All fees included

Starting at $253/mo or 0% APR with affirm. Learn more

Book now

You will not be charged yet

Contact host

Property # 11552085ha





Overview Amenities Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

10 Exceptional

See all 3 reviews >

4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all property amenities >

Policies

Tue, Nov 25 → End date

November 2025

S	M	T	W	T	F	S
					7	8
					14	15
		25			28	29
30						

December 2025

S	M	T	W	T	F	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Clear dates Submit

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** **VRBO - 121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Aug 10, 2025
Screenshot Last Captured	– Jul 29, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 3
Last Documented Stay	– 05/2025

Listing Screenshot History View Latest Listing Screenshot

June (2) July (2) August (0)

2 Documented Stays
June, 2025

5 Documented Stays
May, 2025

3 Documented Stays
April, 2025

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

3 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
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March 7th, 2023

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March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

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February 19th, 2023

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April 30th, 2022

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April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

Photos Amenities Reviews Location

Show all 87 amenities

Select checkout date

Minimum stay: 3 nights

November 2025 December 2025

S M T W T F S S M T W T F S

1

24 25 26 27 28 29

30

Clear dates

Add dates for prices

CHECK-IN 11/24/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is in the top 10% of eligible listings based on ratings, reviews, and reliability

Search

3:34 PM 8/13/2025

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

57 Reviews

Add dates for prices

CHECK-IN 11/24/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin

Superhost · 5 years hosting

Top 10% of homes

This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub

Swim or soak at this home

At-home gym

The treadmill, yoga mat, and free weights are ready for workouts.

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 3 nights

November 2025 December 20

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

S	M	T	W	
	1	2	3	
7	8	9	10	
14	15	16	17	1
21	22	23	24	2
28	29	30	31	





Guest favorite

This home is in the **top 10%** of eligible listings
based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	5.0	5.0	5.0	5.0	4.9	4.9



Diana
Lake Worth, Florida

★★★★★ · **May 2025** · Group trip
This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Djino
7 years on Airbnb

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Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



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Newport Beach, California

★★★★★ **June 2025** · Group trip
Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



Michael
Norwalk, Connecticut

★★★★★ **June 2025** · Group trip
We had an amazing stay at Caitlin's home — one of the best Airbnbs we've booked! The house is beautiful, spacious, and fully stocked with everything you need. The living room is huge with high ceilings and a fun Velociraptor sculpture. The kitchen had everything, including a great walk-in pantry. Bedrooms were super comfy, especially the ...

Show more



Emily
Gainesville, Georgia

★★★★★ · **May 2025** · Group trip

Great house... we had a nice stay and loved the area. Plenty of room and all the things you need. We had some issues with the spa and the AC upstairs but the host was very communicative and did everything they could to resolve. Overall enjoyed our stay here!

Show more



Rob
4 years on Airbnb

★★★★★ · **April 2025** · Stayed a few nights

This place checks all the boxes. Quiet place to relax by the pool, jog along the water, and an amazing selection of restaurants nearby. You'll be hosted by professionals that were immediate with any questions I had. Don't second guess booking your stay here!

Show more

Show all 57 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host

279
Reviews

4.88★
Rating

5
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included as (paid) benefits to my members. We use Airbnb to process payments and collect/remit taxes. Your membership fee is included in your booking, and you will sign a membership agreement upon arrival.

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Brandt Erica

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Seminole
Vacation rentals

Miami
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Saint Johns River
Vacation rentals

Miami Beach
Vacation rentals

Tampa
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Get the app | USD | Trip Boards | List your property | Help | My trips | Sign in

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Share | Save





Tue, Nov 25 → End date

Overview | Amenities | Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

10 Exceptional

See all 3 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

November 2025

S	M	T	W	T	F	S
23	24	25			28	29
30						

December 2025

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Clear dates | Submit

Search

3:37 PM
8/13/2025



Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

See all 3 reviews ›

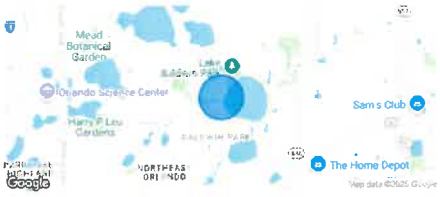
4 bedrooms · 3 bathrooms · Sleeps 13 · 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all property amenities ›

Explore the area



Winter Park, FL
View in a map ›

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area ›

Free cancellation ⓘ
Before Tue, Nov 11

Your dates are available

Start date Nov 25 · End date Nov 28

Travelers 2 travelers

$1,563
$4,688 for 3 nights
✓ All fees included

Starting at $253/mo or 0% APR with affirm. Learn more

Book now

You will not be charged yet

Contact host

Property # 11552085ha

Rooms & beds

4 bedrooms (sleeps 13)

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match **City Name Match**

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL — https://www.airbnb.com/rooms/45758105

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– SEEN ON TV! Private Resort, Nintendo-theme Game Rm
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Aug 10, 2025
Screenshot Last Captured	– Jul 31, 2025

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 57
Last Documented Stay	– 08/2025

Listing Screenshot History View Latest Listing Screenshot

June 2 July 3 August 0

2 Documented Stays
June, 2025

5 Documented Stays
May, 2025

3 Documented Stays
April, 2025

2 Documented Stays
December, 2024

● **Listing hma121.11552085.104377920 Reposted**
December 12th, 2024

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

3 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

✕ **Listing hma121.11552085.104377920 Removed**
July 5th, 2024

✓ **Listing hma121.11552085.104377920 Identified**
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

● **Listing hma121.11552085.104377920 First Activity**
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays

November, 2023

3 Documented Stays
October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

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Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

- **2 Documented Stays**
  December, 2020
- **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**

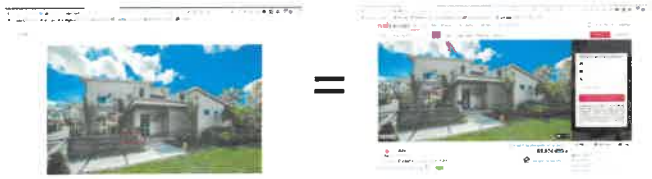


Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match

City Name Match

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
July, 2025

2 Documented Stays
June, 2025

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– SEEN ON TV! Private Resort, Nintendo-theme Game Rm
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Aug 02, 2025
Screenshot Last Captured	– Jul 31, 2025

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 56
Last Documented Stay	– 07/2025

Listing Screenshot History View Latest Listing Screenshot

June 2 July 3 August 0

- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
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- **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  1 Comment
  February 26th, 2024
  Case closed 2/16/24
  1 Comment
  February 16th, 2024
  NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays** November, 2023
- **3 Documented Stays**

October, 2023

1 Comment

September 26th, 2023

LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
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Listing air45758105 Reposted
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November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

2 Documented Stays
December, 2020

- ✔ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

★★★★★ Reviews

Select dates

Minimum stay: 3 nights

Add dates for prices

CHECK-IN 11/25/2025 ×

CHECKOUT Add date

October 2025 November 2025

S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

Clear dates Close

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**











Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
July, 2025

2 Documented Stays
June, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Aug 02, 2025
Screenshot Last Captured	– Jul 29, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 3
Last Documented Stay	– 05/2025

Listing Screenshot History View Latest Listing Screenshot

June 2 July 2 August 0

- **5 Documented Stays** May, 2025
- **3 Documented Stays** April, 2025
- **2 Documented Stays** December, 2024
- **Listing hma121.11552085.104377920 Reposted** December 12th, 2024
- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **3 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
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- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024: Case closed 2/16/24
  - 1 Comment February 16th, 2024: NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays** November, 2023
- **3 Documented Stays**

October, 2023

1 Comment

September 26th, 2023

LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

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February 19th, 2023

Listing air45758105 Reposted
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Listing air45758105 Removed
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Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

2 Documented Stays
December, 2020

- ✔ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✔
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**

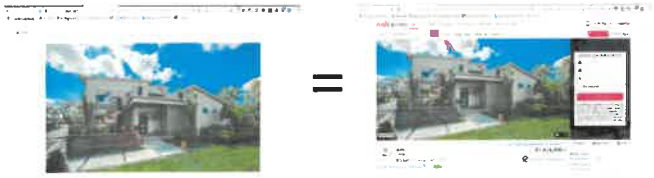


Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match **City Name Match**

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
July, 2025

2 Documented Stays
June, 2025

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– SEEN ON TV! Private Resort, Nintendo-theme Game Rm
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Jul 21, 2025
Screenshot Last Captured	– Jul 02, 2025

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 56
Last Documented Stay	– 07/2025

Listing Screenshot History View Latest Listing Screenshot

May 1 June 2 July 1

5 Documented Stays
May, 2025

3 Documented Stays
April, 2025

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

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October, 2024

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September, 2024

3 Documented Stays
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STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
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Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
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May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
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NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays

October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
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Listing air45758105 Reposted
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Listing air45758105 Removed
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Listing air45758105 Reposted
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Listing air45758105 Removed
March 4th, 2023

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February 22nd, 2023

Listing air45758105 Removed
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December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

2 Documented Stays
December, 2020

- ✔ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite | 5.0 ★★★★★ | 56 Reviews

Add dates for prices

CHECK-IN 11/24/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 5 years hosting

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 3 nights

November 2025 **December 20**

S	M	T	W	T	F	S	S	M	T	W	
						1		**1**	2	3	
2	3	4	5	6	7	8	7	8	9	10	
9	10	11	12	13	14	15	14	15	16	17	1
16	17	18	19	20	21	22	21	22	23	24	2
23	24	25	26	**27**	**28**	29	28	29	30	31	
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5.0

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Diana
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★★★★★ **May 2025** · Group trip
This home is worth every penny. This home is not only immensely beautiful, comfortable and fun but the hosts are so understanding, helpful and kind. The pool is just the perfect size for swimming, chicken fights and floaty's! Everything you see in pictures is just as your vacation will look and feel like, so grateful for the time spent here, and looking to ...

Show more



Djino
7 years on Airbnb

★★★★★ · **1 week ago** · Stayed a few nights
Everything was amazing, the house is beautiful and fully equiped, the location is very convenient and Caitlin was a perfect host, very kind! Thank you so much! We will be back

Show more



Richard
Newport Beach, California

★★★★★ **June 2025** · Group trip
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Show more



Michael
Norwalk, Connecticut

★★★★★ · 3 weeks ago · Group trip

We had an amazing stay at Caitlin's home — one of the best Airbnbs we've booked! The house is beautiful, spacious, and fully stocked with everything you need. The living room is huge with high ceilings and a fun Velociraptor sculpture. The kitchen had everything, including a great walk-in pantry. Bedrooms were super comfy, especially the ...

Show more



Rob
4 years on Airbnb

★★★★★ · **April 2025** · Stayed a few nights

This place checks all the boxes. Quiet place to relax by the pool, jog along the water, and an amazing selection of restaurants nearby. You'll be hosted by professionals that were immediate with any questions I had. Don't second guess booking your stay here!

Show more

Show all 56 reviews

Learn how reviews work

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We verified that this listing's location is accurate. Learn more

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Show more >

Meet your host



278
Reviews

4.88★
Rating

5
Years hosting

Born in the 80s

My work: Author and Podcaster

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Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Kissimmee
Vacation rentals

Saint Johns River
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Fort Lauderdale
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Seminole
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

House vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

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Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

See all 3 reviews >

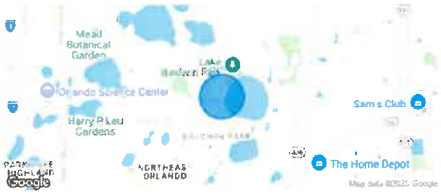
4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all property amenities >

Explore the area



Winter Park, FL
View in a map >

Orlando Science Center	7 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

Free cancellation
Before Tue, Nov 11

Your dates are available

Start date Nov 25 | End date Nov 28

Travelers 2 travelers

$1,563
$4,688 for 3 nights
All fees included

Starting at $253/mo or 0% APR with affirm. Learn more

You will not be charged yet

Contact host

Property # 11552085ha

Rooms & beds

4 bedrooms (sleeps 13)

Photos Amenities Reviews Location

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Add dates for prices

CHECK-IN 11/24/2025 CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Select checkout date

Minimum stay: 3 nights

November 2025 December 2025

S	M	T	W	T	F	S
						1
24	25	26	27	28	29	30

Clear dates

5.0

Timeline of Activity

View the series of events and documentation pertaining to this property

- 2 Documented Stays
  July, 2025
- 2 Documented Stays
  June, 2025
- 5 Documented Stays
  May, 2025
- 3 Documented Stays
  April, 2025
- 2 Documented Stays
  December, 2024
- **Listing hma121.11552085.104377920 Reposted**
  December 12th, 2024
- 2 Documented Stays
  November, 2024
- 1 Documented Stay
  October, 2024
- 1 Documented Stay
  September, 2024

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**


=


Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
June, 2025

3 Documented Stays
May, 2025

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Jun 08, 2025
Screenshot Last Captured	– Jun 08, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Last Documented Stay	–

Listing Screenshot History View Latest Listing Screenshot

April 0 May 1 June 2

3 Documented Stays
April, 2025

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment

September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay
March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays
January, 2021

2 Documented Stays
December, 2020

Listing air45758105 Identified
November 30th, 2020

3 Documented Stays
November, 2020

2 Documented Stays
October, 2020

Listing air45758105 First Crawled
October 13th, 2020

Listing air45758105 First Activity
October 13th, 2020

SEEN ON TV! Private Resort, Nintendo-theme Game Rm

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

53 Reviews

Add dates for prices

CHECK-IN 11/24/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin

Superhost · 5 years hosting

Top 10% of homes

This home is highly ranked based on ratings, reviews, and reliability.

Report this listing

3-min walk to the lake

This home is by Lake Spier.

Enjoy the pool and hot tub

Swim or soak at this home.

Some info has been automatically translated.
Show original

Resort Style Oasis in Winter Park
☆ Custom-built Parade of Homes winner
☆ Ultra comfortable beds and linens
☆ Short drive to theme parks
☆ perfect for private retreats
☆ outdoor kitchen with Lynx grill
☆ Epic Nintendo-themed game room
☆ private pool & spa (spa heating included)...

Show more

Where you'll sleep

1 / 3 ›



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace

Free parking on premises

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 86 amenities

Select checkout date

Minimum stay: 3 nights

November 2025 December 20

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	**27**	**28**	29
30						

S	M	T	W	
	1	2	3	
7	8	9	10	
14	15	16	17	1
21	22	23	24	2
28	29	30	31	

5.0

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Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
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Richard
Newport Beach, California

★★★★★ **1 week ago** · Group trip

Caitlin was incredibly responsive whenever we had a question about anything. The house was incredible, they took so much time and money making all the amenities and details first class. Everything was explained in easy to read pamphlets that described everything. The game room was a big hit, and of course the bbq and pool area, and my ...

Show more



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Show more

Jerry

Jerry
Ocala, Florida

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Everything was just as we expected. Home was super clean, and had everything you could need. Questions were responded to very quickly, would not hesitate to book again.



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Show more



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3 years on Airbnb

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Show more



Cape Canaveral
Cape Canaveral, Florida

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Show more

Show all 53 reviews

Learn how reviews work

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Show more ›

Meet your host



275
Reviews

4.88★
Rating

5
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

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Show more >

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Add dates >

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Get help with a safety issue

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Overview Amenities Policies

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Entire home

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See all 2 reviews >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Parking available
- Hot Tub
- Pool
- Kitchen
- Barbecue grill
- Dryer

See all property amenities >

Explore the area



Winter Park, FL
View in a map >

Rollins College	6 min drive
AdventHealth Orlando	7 min drive
Kia Center	9 min drive
Orlando, FL (MCO-Orlando Intl.)	21 min drive

See all about this area >

This property is not available for check-in on this day. Try a different check-in date.

Mon, Nov 24 → End date

November 2025

S	M	T	W	T	F	S
	24			27	28	29
30						

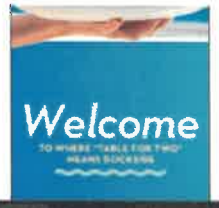
December 2025

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Clear dates Submit



See how much you could earn hosting with Vrbo









Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

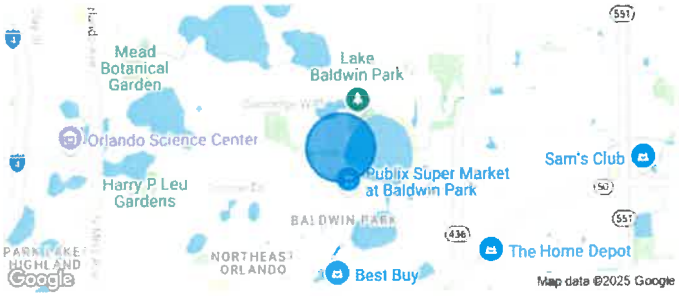
See all 2 reviews ›

Popular amenities

- Parking available
- Pool
- Barbecue grill
- Hot Tub
- Kitchen
- Dryer

See all property amenities ›

Explore the area



- Rollins College — 6 min drive
- AdventHealth Orlando — 7 min drive
- Kia Center — 9 min drive
- Orlando, FL (MCO-Orlando Intl.) — 21 min drive

See all about this area ›

Winter Park, FL
View in a map ›

$1,556 per night
✓ All fees included

Free cancellation ⓘ
Before Mon, Nov 10

Your dates are available

Start date
Nov 24

End date
Nov 27

Travelers
2 travelers

Total **$4,669**
Before taxes

Book now

You will not be charged yet

Contact host

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1
1 King Bed

Bedroom 2
1 King Bed

Bedroom 3
1 Queen Bed

Bedroom 4
1 Twin Bunk Bed and 1 Twin Bed

Living Room 1
2 Twin Beds

3 bathrooms

Bathroom 1

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3

Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details

Get a refund if it rains

Add WeatherPromise and if it rains, you get back the cost of your stay.

Have a question?

Get instant answers with AI powered search of property information and reviews.

Ask a question
Is there free parking?

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation

Full refund — Today

Partial refund — Nov 10

No refund — Nov 17

Check-in

Before Nov 10 — **Full refund**
Cancel your reservation before Nov 10 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before Nov 17 — **Partial refund**
If you cancel your reservation before Nov 17 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After Nov 17 — **No refund**
After that, you won't get a refund.

Reviews

10/10

Exceptional

2 verified reviews

10/10 Excellent

We absolutely loved our stay and it was nice and close to the Winter Park restaurants (Park Ave), Rollins College; as well as, has a nice lake/park to go walking nearby. Quiet neighborhood and the outdoor pool/spa was a nice retreat after a busy day.

See more

Sheyna W.
May 11, 2025

10/10 Excellent

Leslie Ann W.
Sep 8, 2024

See all 2 reviews

About the host



Your host

See host profile

9.0/10	100%	9.0/10
Communication rating	Acceptance rate	Ease of check-in

Contact host

Similar properties to Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Gator Mansion: Spacious 6-bedroom, 5-bath home,...
Oviedo

Walk to Lake Jesup

Kitchen
Washer
Dryer

50 reviews

$518
per night
$1,554 for 3 nights
Total before tax
All fees included



ParadisoGrande 5BD/5BH "2mi SeaWorld" FREE Resort
Mariner's Village

Pool
Kitchen
Washer

7.0 4 reviews

$594
per night
$1,782 for 3 nights
Total before tax
All fees included



THE CHLOE by EVRH
Altamonte Springs

Pool
Kitchen
Washer

60 reviews

$335
per night
$1,005 for 3 nights
Total before tax
All fees included



Queen Room Near All Saints Episcopal Church ORL
Winter Park

Walk to Casa Feliz Historic Home Museum

Pool
Hot Tub
Pet friendly

$19,132
per night
$57,397 for 3 nights
Total before tax
All fees included



#L
Orl

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✔
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**

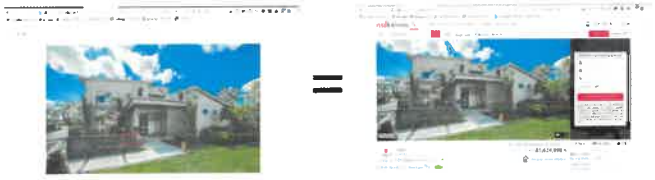


Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match **City Name Match**

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– Stunning Luxury Oasis + Nintendo-themed Game Room
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Feb 12, 2025
Screenshot Last Captured	– Jan 24, 2025
Price	– $592/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 2.2
Number of Reviews	– 46
Last Documented Stay	– 12/2024

Listing Screenshot History View Latest Listing Screenshot

December (3) January (2) February (0)

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted

July 14th, 2023

- ✕ Listing air45758105 Removed
  July 8th, 2023
- ● Listing air45758105 Reposted
  May 25th, 2023
- ✕ Listing air45758105 Removed
  March 29th, 2023
- ● Listing air45758105 Reposted
  March 7th, 2023
- ✕ Listing air45758105 Removed
  March 4th, 2023
- ● Listing air45758105 Reposted
  February 22nd, 2023
- ✕ Listing air45758105 Removed
  February 19th, 2023
- ● Listing air45758105 Reposted
  February 9th, 2023
- ✕ Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
  January 15th, 2023
- STR Letter: Sent
  January 3rd, 2023
- ● Listing air45758105 Reposted
  December 19th, 2022
- ✕ Listing air45758105 Removed
  December 15th, 2022
- ● Listing air45758105 Reposted
  November 23rd, 2022
- ✕ Listing air45758105 Removed
  April 30th, 2022
- ● Listing air45758105 Reposted
  April 21st, 2022
- ✕ Listing air45758105 Removed
  April 20th, 2022
- ● Listing air45758105 Reposted
  January 30th, 2022
- 1 Documented Stay
  March, 2021
- ✕ Listing air45758105 Removed
  February 7th, 2021
- 4 Documented Stays
  January, 2021
- 2 Documented Stays
  December, 2020
- ✓ Listing air45758105 Identified
  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

46 Reviews

Add dates for prices

CHECK-IN	CHECKOUT
3/16/2025	Add date

GUESTS
1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

3-min walk to the lake
This home is by Lake Spier.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025

Su	Mo	Tu	We	
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30	31			

5.0

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	5.0	5.0	5.0	5.0	4.9	4.9
4						
3						
2						
1						



Deborah
Groton, Massachusetts

★★★★★ · **December 2024** · Stayed a few nights
Caitlin's home is one of the most wonderful Airbnb homes we have ever stayed in. The space is enormous and beautifully decorated. The kitchen is so well stocked I was tempted to make a list for home. Words do not do it justice. We had an incredible stay and hope to be back.

Show more



Stacey
Fort Lauderdale, Florida

★★★★★ · **December 2024** · Stayed a few nights
I loved staying at Cailin's AirBnb. She was a fabulous host and the house was amazing. Everything I imagined it to be and more. I would hands down stay thee again.



Andrea
Souderton, Pennsylvania

★★★★★ · **November 2024** · Stayed with kids
Amazing stay! Gorgeous home, well kept, clean, and convenient with fantastic communication from the host. Highly recommend! Hope to return again!

Show more



Carly
Orlando, Florida

★★★★★ **November 2024** · Group trip
I cannot say enough about my recent stay at Caitlin's stunning Oasis! This experience has completely changed my mindset about air bnb from a previous difficult experience I had.
From the moment I booked, Caitlin was the epitome of a perfect host—attentive, welcoming, and genuinely investe...

Show more



Paul
Sweetwater, Florida

★★★★★ **October 2024** · Stayed with kids
Had a great time at this lovely house full of amazing amenities. Super close to great restaurants In Baldwin Park a short drive to Park Ave. in Winter Park.



Cape Canaveral
Cape Canaveral, Florida

★★★★★ **September 2024** · Group trip

We had an amazing stay at Caitlin's place! The home was even better than the pictures—truly luxurious and beautifully decorated. Every detail was thoughtfully considered, making our stay incredibly comfortable. Caitlin was a fantastic host—super responsive and went out of her way to ensure we had a perfect experience. We couldn't have...

Show more

Show all 46 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more ›

Meet your host

268
Reviews

4.87★
Rating

Superhost

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more ›

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates ›

Airbnb › United States › Florida › Orange County › Orlando

Explore other options in and around Winter Park

Kissimmee
Vacation rentals

Saint Johns River
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Gold Coast
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Fort Lauderdale
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

House vacation rentals in Orlando

Mansion vacation rentals in Florida

Vacation rentals with a pool in Florida

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

Photos Amenities Reviews Location

Memory usage: 323 MB

Private outdoor pool - available all year, open 24 hours, heated, pool toys

Private hot tub

82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Add dates for prices

CHECK-IN 3/16/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Select checkout date

Minimum stay: 30 nights

February 2025

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Clear dates

Search

1:24 PM
2/13/2025

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview Amenities Policies Location Host

Exceptional

See 1 review >

4 bedrooms 3 bathrooms Sleeps 13 3706 sq ft

Popular amenities

- Parking available
- Hot Tub
- Pool
- Barbecue grill
- Washer
- Air conditioning

See all >

Explore the area



Winter Park, FL
View in a map

- Lake Virginia — 4 min drive
- Full Sail University — 5 min drive
- Harry P. Leu Gardens — 5 min drive
- Orlando, FL (ORL-Orlando Executive) — 12 min drive

See all about this area >

Add dates for prices

Start date End date

Travelers 1 room, 2 travelers

Where to?
Winter Park, Florida, United States of A...

Dates

Travelers
2 travelers

Search

← See all properties

Save

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview | Amenities | Policies | Location | Host

10 Exceptional

See 1 review ›

4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft

Popular amenities

Parking available
Hot Tub
Pool
Barbecue grill

Tue, Apr 1 → End date

April 2025

S	M	T	W	T	F	S
		1				

May 2025

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	
25	26	27	28	29	30	31

Clear dates | Submit

Search

1:26 PM
2/13/2025

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant ✓

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

2 Documented Stays
December, 2024

● **Listing hma121.11552085.104377920 Reposted**
December 12th, 2024

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Feb 06, 2025
Screenshot Last Captured	– Feb 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Last Documented Stay	–

Listing Screenshot History View Latest Listing Screenshot

December 2 | January 2 | February 1

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted

July 14th, 2023

- ✕ Listing air45758105 Removed
  July 8th, 2023
- ● Listing air45758105 Reposted
  May 25th, 2023
- ✕ Listing air45758105 Removed
  March 29th, 2023
- ● Listing air45758105 Reposted
  March 7th, 2023
- ✕ Listing air45758105 Removed
  March 4th, 2023
- ● Listing air45758105 Reposted
  February 22nd, 2023
- ✕ Listing air45758105 Removed
  February 19th, 2023
- ● Listing air45758105 Reposted
  February 9th, 2023
- ✕ Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
  January 15th, 2023
- STR Letter: Sent
  January 3rd, 2023
- ● Listing air45758105 Reposted
  December 19th, 2022
- ✕ Listing air45758105 Removed
  December 15th, 2022
- ● Listing air45758105 Reposted
  November 23rd, 2022
- ✕ Listing air45758105 Removed
  April 30th, 2022
- ● Listing air45758105 Reposted
  April 21st, 2022
- ✕ Listing air45758105 Removed
  April 20th, 2022
- ● Listing air45758105 Reposted
  January 30th, 2022
- 1 Documented Stay
  March, 2021
- ✕ Listing air45758105 Removed
  February 7th, 2021
- 4 Documented Stays
  January, 2021
- 2 Documented Stays
  December, 2020
- ✓ Listing air45758105 Identified
  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- ✳ Listing air45758105 First Crawled
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020

Photos Amenities Reviews Location

Select checkout date

Minimum stay: 30 nights

February 2025

Su	Mo	Tu	We	Th	Fr	Sa

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Clear dates

Add dates for prices

CHECK-IN 3/16/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating Cleanliness Accuracy Check-in Communication Location Value

Search

1:28 PM 2/7/2025

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

46 Reviews

Add dates for prices

CHECK-IN 3/16/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

3-min walk to the lake
This home is by Lake Spier.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025

Su	Mo	Tu	We	
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30	31			





Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Deborah
Groton, Massachusetts

★★★★★ · **December 2024** · Stayed a few nights

Caitlin's home is one of the most wonderful Airbnb homes we have ever stayed in. The space is enormous and beautifully decorated. The kitchen is so well stocked I was tempted to make a list for home. Words do not do it justice. We had an incredible stay and hope to be back.

Show more



Stacey
Fort Lauderdale, Florida

★★★★★ · **December 2024** · Stayed a few nights

I loved staying at Cailin's AirBnb. She was a fabulous host and the house was amazing. Everything I imagined it to be and more. I would hands down stay thee again.



Andrea
Souderton, Pennsylvania

★★★★★ · **November 2024** · Stayed with kids

Amazing stay! Gorgeous home, well kept, clean, and convenient with fantastic communication from the host. Highly recommend! Hope to return again!

Show more



Carly
Orlando, Florida

★★★★★ · **November 2024** · Group trip

I cannot say enough about my recent stay at Caitlin's stunning Oasis! This experience has completely changed my mindset about air bnb from a previous difficult experience I had.
From the moment I booked, Caitlin was the epitome of a perfect host—attentive, welcoming, and genuinely investe...

Show more



Paul
Sweetwater, Florida

★★★★★ · **October 2024** · Stayed with kids

Had a great time at this lovely house full of amazing amenities. Super close to great restaurants In Baldwin Park a short drive to Park Ave. in Winter Park.



Cape Canaveral
Cape Canaveral, Florida

★★★★★ · **September 2024** · Group trip

We had an amazing stay at Caitlin's place! The home was even better than the pictures—truly luxurious and beautifully decorated. Every detail was thoughtfully considered, making our stay incredibly comfortable. Caitlin was a fantastic host—super responsive and went out of her way to ensure we had a perfect experience. We couldn't have...

Show more

Show all 46 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more ›

Meet your host

268
Reviews

4.87★
Rating

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Kissimmee
Vacation rentals

Saint Johns River
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Gold Coast
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Fort Lauderdale
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

House vacation rentals in Orlando

Mansion vacation rentals in Florida

Vacation rentals with a pool in Florida

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

Vrbo

Get the app | USD | Trip Boards | List your property | Help | My trips | Sign in

Home > Vacation Rentals > United States of America > Florida > Orange County > Winter Park > Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!, Winter Park

Where to? Winter Park, Florida, United States of A... | Dates | Travelers 2 travelers | Search

← See all properties

Save

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview | Amenities | Policies | Location | Host

10 Exceptional

See 1 review >

4 bedrooms | 3 bathrooms

Sleeps 13 | 3706 sq ft

Sun, Mar 1 → End date

March 2026

S	M	T	W	T	F	S
1						
		31				

April 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	
26	27	28	29	30		

Clear dates | Submit

1 room, 2 travelers

Search

1:31 PM
2/7/2025

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview Amenities Policies Location Host

Exceptional

See 1 review >

4 bedrooms 3 bathrooms Sleeps 13 3706 sq ft

Popular amenities

- Parking available
- Hot Tub
- Pool
- Barbecue grill
- Washer
- Air conditioning

See all >

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant ✓

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** **VRBO - 121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

2 Documented Stays
December, 2024

● **Listing hma121.11552085.104377920 Reposted**
December 12th, 2024

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Feb 03, 2025
Screenshot Last Captured	– Feb 03, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Last Documented Stay	–

Listing Screenshot History View Latest Listing Screenshot

December 2 | January 2 | February 1

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted

July 14th, 2023

- Listing air45758105 Removed
  July 8th, 2023
- Listing air45758105 Reposted
  May 25th, 2023
- Listing air45758105 Removed
  March 29th, 2023
- Listing air45758105 Reposted
  March 7th, 2023
- Listing air45758105 Removed
  March 4th, 2023
- Listing air45758105 Reposted
  February 22nd, 2023
- Listing air45758105 Removed
  February 19th, 2023
- Listing air45758105 Reposted
  February 9th, 2023
- Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
  January 15th, 2023
- STR Letter: Sent
  January 3rd, 2023
- Listing air45758105 Reposted
  December 19th, 2022
- Listing air45758105 Removed
  December 15th, 2022
- Listing air45758105 Reposted
  November 23rd, 2022
- Listing air45758105 Removed
  April 30th, 2022
- Listing air45758105 Reposted
  April 21st, 2022
- Listing air45758105 Removed
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- 2 Documented Stays
  December, 2020
- Listing air45758105 Identified
  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020

Photos Amenities Reviews Location

Show all 87 amenities

Select check-in date

Add your travel dates for exact pricing

December 2026 January 2027

Su Mo Tu We Th Fr Sa Su Mo Tu We Th Fr Sa

Clear dates

Add dates for prices

CHECK-IN Add date

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Search 2:29 PM 2/3/2025

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

46 Reviews

Add dates for prices

CHECK-IN Add date

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

3-min walk to the lake
This home is by Lake Spier.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select check-in date

Add your travel dates for exact pricing







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Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	5.0	5.0	5.0	5.0	4.9	4.9



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Show more



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Fort Lauderdale, Florida

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Souderton, Pennsylvania

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Show more



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Orlando, Florida

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Show more



Paul
Sweetwater, Florida

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Cape Canaveral
Cape Canaveral, Florida

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Show more

Show all 46 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more ›

Meet your host

268
Reviews

4.87★
Rating

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

Kissimmee
Vacation rentals

Saint Johns River
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Gold Coast
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Fort Lauderdale
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

House vacation rentals in Orlando

Mansion vacation rentals in Florida

Vacation rentals with a pool in Florida

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

← See all properties

Save

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview | Amenities | Policies | Location | Host

10 Exceptional

See 1 review >

4 bedrooms | 3 bathrooms

Sleeps 13 | 3706 sq ft

Popular amenities

Parking available | Hot Tub

Pool | Barbecue grill

Wed, Apr 1 → End date

April 2026

S	M	T	W	T	F	S
			1			

May 2026

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Clear dates | Submit

Search

2:30 PM
2/3/2025

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview Amenities Policies Location Host

Exceptional

See 1 review >

4 bedrooms 3 bathrooms Sleeps 13 3706 sq ft

Popular amenities

- Parking available
- Hot Tub
- Pool
- Barbecue grill
- Washer
- Air conditioning

See all >

Dashboard

Rental Unit Record

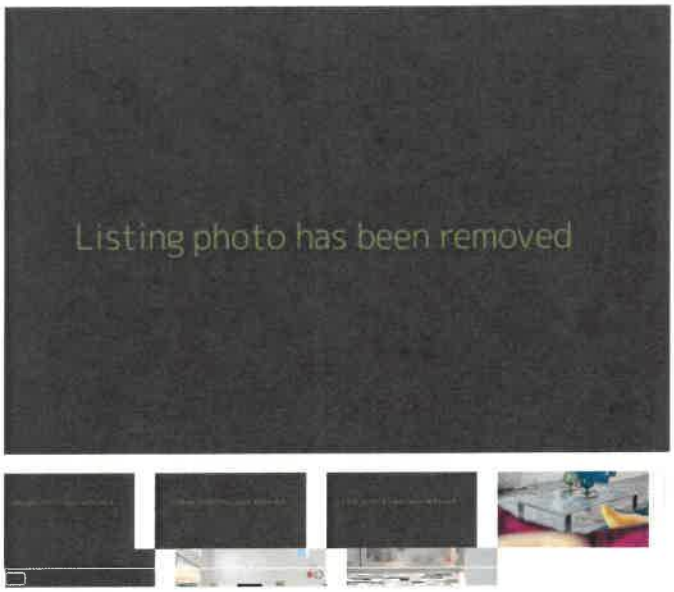
1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**

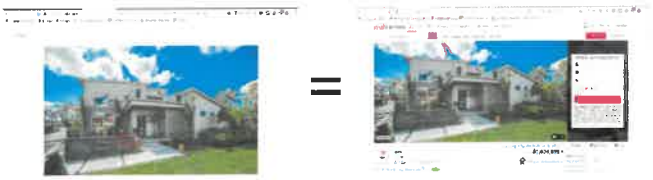


Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match

City Name Match

Listing Details

Listing URL — https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– Stunning Luxury Oasis + Nintendo-themed Game Room
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Jan 28, 2025
Screenshot Last Captured	– Jan 24, 2025
Price	– $661/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 2.2
Number of Reviews	– 46
Last Documented Stay	– 12/2024

Listing Screenshot History View Latest Listing Screenshot

November 3 December 3 January 2

- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **2 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- ✕ **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- ✓ **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- ● **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- ✸ **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024: Case closed 2/16/24
  - 1 Comment February 16th, 2024: NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays** November, 2023
- **3 Documented Stays** October, 2023
  - 1 Comment September 26th, 2023: LDC - 23 - 0420 10/3/23
- **STR Letter: Incorrect Recipient** September 23rd, 2023
- **STR Letter: Sent** September 14th, 2023
- ● **Listing air45758105 Reposted**

July 14th, 2023

- ✕ Listing air45758105 Removed
  July 8th, 2023
- ● Listing air45758105 Reposted
  May 25th, 2023
- ✕ Listing air45758105 Removed
  March 29th, 2023
- ● Listing air45758105 Reposted
  March 7th, 2023
- ✕ Listing air45758105 Removed
  March 4th, 2023
- ● Listing air45758105 Reposted
  February 22nd, 2023
- ✕ Listing air45758105 Removed
  February 19th, 2023
- ● Listing air45758105 Reposted
  February 9th, 2023
- ✕ Listing air45758105 Removed
  January 20th, 2023
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- ✕ Listing air45758105 Removed
  April 30th, 2022
- ● Listing air45758105 Reposted
  April 21st, 2022
- ✕ Listing air45758105 Removed
  April 20th, 2022
- ● Listing air45758105 Reposted
  January 30th, 2022
- 1 Documented Stay
  March, 2021
- ✕ Listing air45758105 Removed
  February 7th, 2021
- 4 Documented Stays
  January, 2021
- 2 Documented Stays
  December, 2020
- ✓ Listing air45758105 Identified
  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020

Photos Amenities Reviews Location

Select checkout date

Minimum stay: 30 nights

March 2025 April 2025

Su	Mo	Tu	We	Th	Fr	Sa

Su	Mo	Tu	We	Th	Fr	Sa
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Clear dates

Add dates for prices

CHECK-IN 4/13/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating Cleanliness Accuracy Check-in Communication Location Value

Search

1:39 PM 1/28/2025

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

46 Reviews

Add dates for prices

CHECK-IN 4/13/2025 | CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

3-min walk to the lake
This home is by Lake Spier.

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Report this listing

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025

Su	Mo	Tu	We	
		1	2	
6	7	8	9	1
13	14	15	16	1
20	21	22	23	2
27	28	29	30	

5.0

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	5.0	5.0	5.0	5.0	4.9	4.9



Deborah
Groton, Massachusetts

★★★★★ · **December 2024** · Stayed a few nights

Caitlin's home is one of the most wonderful Airbnb homes we have ever stayed in. The space is enormous and beautifully decorated. The kitchen is so well stocked I was tempted to make a list for home. Words do not do it justice. We had an incredible stay and hope to be back.

Show more



Stacey
Fort Lauderdale, Florida

★★★★★ · **December 2024** · Stayed a few nights

I loved staying at Cailin's AirBnb. She was a fabulous host and the house was amazing. Everything I imagined it to be and more. I would hands down stay thee again.



Andrea
Souderton, Pennsylvania

★★★★★ · **November 2024** · Stayed with kids

Amazing stay! Gorgeous home, well kept, clean, and convenient with fantastic communication from the host. Highly recommend! Hope to return again!

Show more



Carly
Orlando, Florida

★★★★★ · **November 2024** · Group trip

I cannot say enough about my recent stay at Caitlin's stunning Oasis! This experience has completely changed my mindset about air bnb from a previous difficult experience I had.
From the moment I booked, Caitlin was the epitome of a perfect host—attentive, welcoming, and genuinely investe...

Show more



Paul
Sweetwater, Florida

★★★★★ · **October 2024** · Stayed with kids

Had a great time at this lovely house full of amazing amenities. Super close to great restaurants In Baldwin Park a short drive to Park Ave. in Winter Park.



Cape Canaveral
Cape Canaveral, Florida

★★★★★ **September 2024** · Group trip

We had an amazing stay at Caitlin's place! The home was even better than the pictures—truly luxurious and beautifully decorated. Every detail was thoughtfully considered, making our stay incredibly comfortable. Caitlin was a fantastic host—super responsive and went out of her way to ensure we had a perfect experience. We couldn't have...

Show more

Show all 46 reviews

Learn how reviews work

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more ›

Meet your host



268
Reviews

4.87★
Rating

4
Years hosting

Superhost

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

← See all properties

Save

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview | Amenities | Policies | Location | Host

Exceptional

See 1 review >

4 bedrooms | 3 bathrooms

Sleeps 13 | 3706 sq ft

Popular amenities

Parking available | Hot Tub

Pool | Barbecue grill

Washer | Air conditioning

See all >

Explore the area

Tue, Apr 1 → End date

April 2025

S	M	T	W	T	F	S
		1				

May 2025

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Clear dates | Submit

Search

1:39 PM
1/28/2025

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview Amenities Policies Location Host

Exceptional

See 1 review >

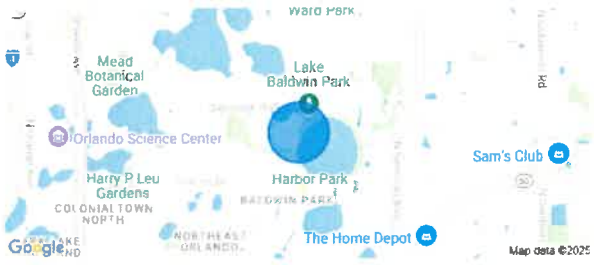
4 bedrooms 3 bathrooms Sleeps 13 3706 sq ft

Popular amenities

- Parking available
- Hot Tub
- Pool
- Barbecue grill
- Washer
- Air conditioning

See all >

Explore the area



Winter Park, FL
View in a map

Lake Virginia	4 min drive
Full Sail University	5 min drive
Harry P. Leu Gardens	5 min drive
Orlando, FL (ORL-Orlando Executive)	12 min drive

See all about this area >

Add dates for prices

Start date

End date

Travelers
1 room, 2 travelers

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant ✓

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 121.11552085.104377920 Airbnb - **45758105**








Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Active

2 Documented Stays
December, 2024

● **Listing hma121.11552085.104377920 Reposted**
December 12th, 2024

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Jan 15, 2025
Screenshot Last Captured	– Jan 12, 2025

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Last Documented Stay	–

Listing Screenshot History View Latest Listing Screenshot

November 0 | December 2 | January 1

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted

July 14th, 2023

- ✕ Listing air45758105 Removed
  July 8th, 2023
- ● Listing air45758105 Reposted
  May 25th, 2023
- ✕ Listing air45758105 Removed
  March 29th, 2023
- ● Listing air45758105 Reposted
  March 7th, 2023
- ✕ Listing air45758105 Removed
  March 4th, 2023
- ● Listing air45758105 Reposted
  February 22nd, 2023
- ✕ Listing air45758105 Removed
  February 19th, 2023
- ● Listing air45758105 Reposted
  February 9th, 2023
- ✕ Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
  January 15th, 2023
- STR Letter: Sent
  January 3rd, 2023
- ● Listing air45758105 Reposted
  December 19th, 2022
- ✕ Listing air45758105 Removed
  December 15th, 2022
- ● Listing air45758105 Reposted
  November 23rd, 2022
- ✕ Listing air45758105 Removed
  April 30th, 2022
- ● Listing air45758105 Reposted
  April 21st, 2022
- ✕ Listing air45758105 Removed
  April 20th, 2022
- ● Listing air45758105 Reposted
  January 30th, 2022
- 1 Documented Stay
  March, 2021
- ✕ Listing air45758105 Removed
  February 7th, 2021
- 4 Documented Stays
  January, 2021
- 2 Documented Stays
  December, 2020
- ✓ Listing air45758105 Identified
  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- ✳ Listing air45758105 First Crawled
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview Amenities Policies Location Host

10 Exceptional
See 1 review >

4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft

Popular amenities

Parking available
Hot Tub
Pool
Barbecue grill
Washer
Air conditioning

See all >

Explore the area

Tue, Apr 1 → End date

April 2025

S	M	T	W	T	F	S
		1				

May 2025

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Clear dates Submit

Search 12:26 PM 1/17/2025

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!



Overview Amenities Policies Location Host

Exceptional

See 1 review >

4 bedrooms 3 bathrooms Sleeps 13 3706 sq ft

Popular amenities

- Parking available
- Hot Tub
- Pool
- Barbecue grill
- Washer
- Air conditioning

See all >

Photos Amenities Reviews Location

Select checkout date

Minimum stay: 30 nights

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Clear dates

Add dates for prices

CHECK-IN 3/2/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating Cleanliness Accuracy Check-in Communication Location Value



Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

46 Reviews

Add dates for prices

CHECK-IN	CHECKOUT
3/2/2025	Add date

GUESTS
1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

3-min walk to the lake
This home is by Lake Spier.

Report this listing

Enjoy the pool and hot tub
Swim or soak at this home.

At-home gym
The treadmill, yoga mat, and free weights are ready for workouts.

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025

Su	Mo	Tu	We	T
2	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30	31			





Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Deborah
Groton, Massachusetts

★★★★★ · **2 weeks ago** · Stayed a few nights
Caitlin's home is one of the most wonderful Airbnb homes we have ever stayed in. The space is enormous and beautifully decorated. The kitchen is so well stocked I was tempted to make a list for home. Words do not do it justice. We had an incredible stay and hope to be back.

Show more



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Fort Lauderdale, Florida

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Andrea
Souderton, Pennsylvania

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Show more



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Orlando, Florida

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Show more



Paul
Sweetwater, Florida

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Had a great time at this lovely house full of amazing amenities. Super close to great restaurants In Baldwin Park a short drive to Park Ave. in Winter Park.



Cape Canaveral
Cape Canaveral, Florida

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Show more

Show all 46 reviews

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more ›

Meet your host

268
Reviews

4.87 ★
Rating

4
Years hosting

Caitlin

Superhost

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more ›

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates ›

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

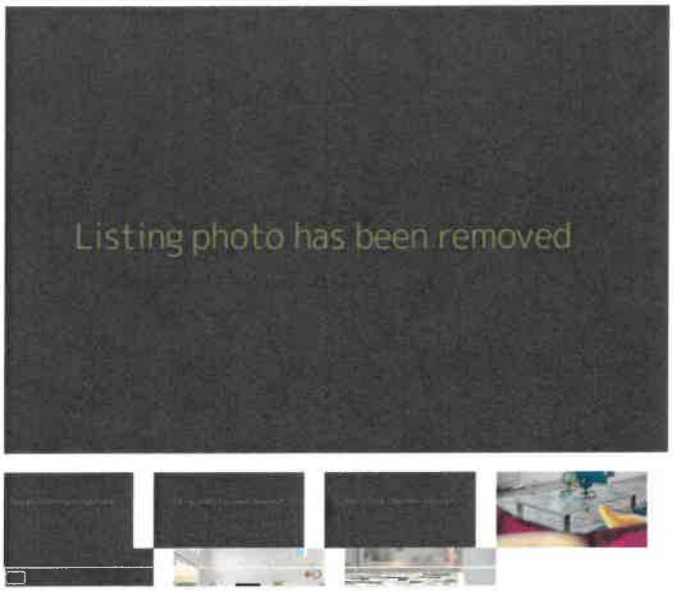
Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 121.11552085.104377920 Airbnb - 45758105



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match

City Name Match

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– Stunning Luxury Oasis + Nintendo-themed Game Room
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Jan 12, 2025
Screenshot Last Captured	– Jan 08, 2025
Price	– $667/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 2.2
Number of Reviews	– 46
Last Documented Stay	– 12/2024

Listing Screenshot History View Latest Listing Screenshot

November 3 December 3 January 1

- **2 Documented Stays** November, 2024
- **1 Documented Stay** October, 2024
- **1 Documented Stay** September, 2024
- **2 Documented Stays** August, 2024
- **STR Letter: Delivered** August 12th, 2024
- **STR Letter: Sent** August 2nd, 2024
- **3 Documented Stays** July, 2024
- ✕ **Listing hma121.11552085.104377920 Removed** July 5th, 2024
- ✓ **Listing hma121.11552085.104377920 Identified** June 3rd, 2024
- **1 Documented Stay** June, 2024
- **3 Documented Stays** May, 2024
- ● **Listing hma121.11552085.104377920 First Activity** May 17th, 2024
- ✸ **Listing hma121.11552085.104377920 First Crawled** May 17th, 2024
- **2 Documented Stays** April, 2024
- **2 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
  - 1 Comment February 26th, 2024: Case closed 2/16/24
  - 1 Comment February 16th, 2024: NEW CC#LDC-24-60
- **4 Documented Stays** January, 2024
- **4 Documented Stays** November, 2023
- **3 Documented Stays** October, 2023
  - 1 Comment September 26th, 2023: LDC - 23 - 0420 10/3/23
- **STR Letter: Incorrect Recipient** September 23rd, 2023
- **STR Letter: Sent** September 14th, 2023
- ● **Listing air45758105 Reposted**

July 14th, 2023

- ✕ Listing air45758105 Removed
  July 8th, 2023
- ● Listing air45758105 Reposted
  May 25th, 2023
- ✕ Listing air45758105 Removed
  March 29th, 2023
- ● Listing air45758105 Reposted
  March 7th, 2023
- ✕ Listing air45758105 Removed
  March 4th, 2023
- ● Listing air45758105 Reposted
  February 22nd, 2023
- ✕ Listing air45758105 Removed
  February 19th, 2023
- ● Listing air45758105 Reposted
  February 9th, 2023
- ✕ Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
  January 15th, 2023
- STR Letter: Sent
  January 3rd, 2023
- ● Listing air45758105 Reposted
  December 19th, 2022
- ✕ Listing air45758105 Removed
  December 15th, 2022
- ● Listing air45758105 Reposted
  November 23rd, 2022
- ✕ Listing air45758105 Removed
  April 30th, 2022
- ● Listing air45758105 Reposted
  April 21st, 2022
- ✕ Listing air45758105 Removed
  April 20th, 2022
- ● Listing air45758105 Reposted
  January 30th, 2022
- 1 Documented Stay
  March, 2021
- ✕ Listing air45758105 Removed
  February 7th, 2021
- 4 Documented Stays
  January, 2021
- 2 Documented Stays
  December, 2020
- ✓ Listing air45758105 Identified
  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

46 Reviews

Add dates for prices

CHECK-IN	CHECKOUT
3/2/2025	Add date

GUESTS
1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

Great for remote work
Fast wifi at 513 Mbps, plus a dedicated workspace.

Self check-in
Check yourself in with the keypad.

Caitlin is a Superhost
Superhosts are experienced, highly rated Hosts.

Report this listing

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025

Su	Mo	Tu	We	T
	3	4	5	
9	10	11	12	1
16	17	18	19	2
23	24	25	26	2
30	31			

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	5.0	5.0	5.0	5.0	4.9	4.9



Deborah
Groton, Massachusetts

★★★★★ · **2 weeks ago** · Stayed a few nights
Caitlin's home is one of the most wonderful Airbnb homes we have ever stayed in. The space is enormous and beautifully decorated. The kitchen is so well stocked I was tempted to make a list for home. Words do not do it justice. We had an incredible stay and hope to be back.

Show more



Stacey
Fort Lauderdale, Florida

★★★★★ · **December 2024** · Stayed a few nights
I loved staying at Cailin's AirBnb. She was a fabulous host and the house was amazing. Everything I imagined it to be and more. I would hands down stay thee again.



Andrea
Souderton, Pennsylvania

★★★★★ · **November 2024** · Stayed with kids
Amazing stay! Gorgeous home, well kept, clean, and convenient with fantastic communication from the host. Highly recommend! Hope to return again!

Show more



Carly
Orlando, Florida

★★★★★ · **November 2024** · Group trip
I cannot say enough about my recent stay at Caitlin's stunning Oasis! This experience has completely changed my mindset about air bnb from a previous difficult experience I had.
From the moment I booked, Caitlin was the epitome of a perfect host—attentive, welcoming, and genuinely investe...

Show more



Paul
Sweetwater, Florida

★★★★★ · **October 2024** · Stayed with kids
Had a great time at this lovely house full of amazing amenities. Super close to great restaurants In Baldwin Park a short drive to Park Ave. in Winter Park.



Cape Canaveral
Cape Canaveral, Florida

★★★★★ · **September 2024** · Group trip

We had an amazing stay at Caitlin's place! The home was even better than the pictures—truly luxurious and beautifully decorated. Every detail was thoughtfully considered, making our stay incredibly comfortable. Caitlin was a fantastic host—super responsive and went out of her way to ensure we had a perfect experience. We couldn't have...

Show more

Show all 46 reviews

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your host

268
Reviews

4.87★
Rating

4
Years hosting

Caitlin
Superhost

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

Photos Amenities Reviews Location

Select checkout date

Minimum stay: 30 nights

February 2025 March 2025

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
													1
							2	3	4	5	6	7	8
							9	10	11	12	13	14	15
							16	17	18	19	20	21	22
							23	24	25	26	27	28	29
							30	31					

Clear dates

Add dates for prices

CHECK-IN 3/2/2025 CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	5.0	5.0	5.0	5.0	4.9	4.9

Search 2:54 PM 1/13/2025







Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

See 1 review >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Parking available
- Hot Tub
- Pool
- Barbecue grill
- Washer
- Air conditioning

See all property amenities >

Explore the area



Lake Virginia 4 min drive

Vrbo

Get the app | USD | Trip Boards | List your property | Help | My trips | Sign in

← See all properties

Share | Save





Overview | Amenities | Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

10 Exceptional

See 1 review >

4 bedrooms | 3 bathrooms

Sleeps 13 | 3706 sq ft

Popular amenities

Parking available | Hot Tub

Pool | Barbecue grill

Washer | Air conditioning

Tue, Apr 1 → Wed, Apr 2

April 2025

S	M	T	W	T	F	S
		1	2	3	4	
6	7	8	9	10	11	
13	14	15	16	17	18	
20	21	22	23	24	25	
27	28	29	30			

May 2025

S	M	T	W	T	F	S
				1	2	
4	5	6	7	8	9	
11	12	13	14	15	16	
18	19	20	21	22	23	
25	26	27	28	29	30	

Clear dates | Submit

Search

2:53 PM
1/13/2025

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

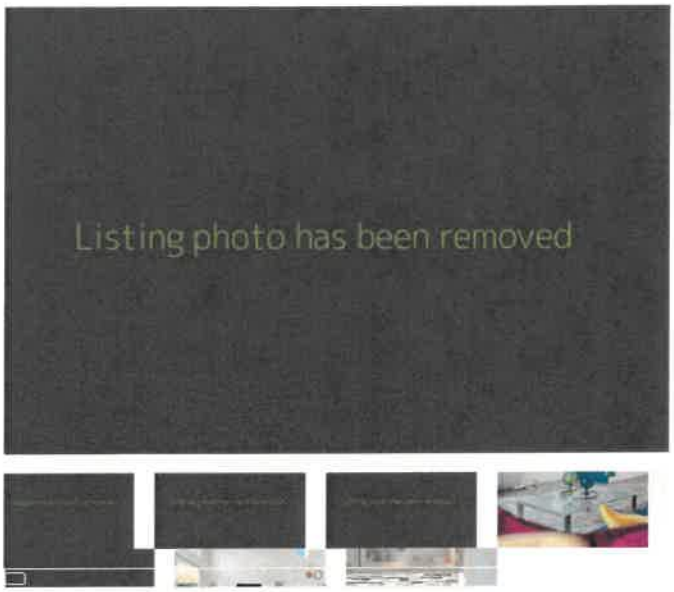
Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 121.11552085.104377920 Airbnb - 45758105

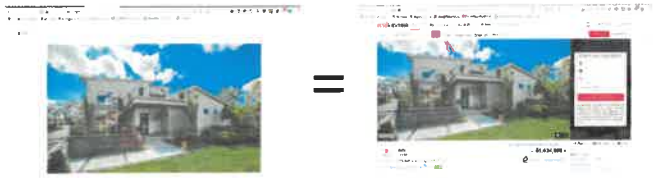


Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match **City Name Match**

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
December, 2024

Listing hma121.11552085.104377920 Reposted
December 12th, 2024

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– Stunning Luxury Oasis + Nintendo-themed Game Room
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Jan 12, 2025
Screenshot Last Captured	– Jan 08, 2025
Price	– $667/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 2.2
Number of Reviews	– 46
Last Documented Stay	– 12/2024

Listing Screenshot History View Latest Listing Screenshot



2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted

July 14th, 2023

- ✕ **Listing air45758105 Removed**
  July 8th, 2023
- ● **Listing air45758105 Reposted**
  May 25th, 2023
- ✕ **Listing air45758105 Removed**
  March 29th, 2023
- ● **Listing air45758105 Reposted**
  March 7th, 2023
- ✕ **Listing air45758105 Removed**
  March 4th, 2023
- ● **Listing air45758105 Reposted**
  February 22nd, 2023
- ✕ **Listing air45758105 Removed**
  February 19th, 2023
- ● **Listing air45758105 Reposted**
  February 9th, 2023
- ✕ **Listing air45758105 Removed**
  January 20th, 2023
- **STR Letter: Incorrect Recipient**
  January 15th, 2023
- **STR Letter: Sent**
  January 3rd, 2023
- ● **Listing air45758105 Reposted**
  December 19th, 2022
- ✕ **Listing air45758105 Removed**
  December 15th, 2022
- ● **Listing air45758105 Reposted**
  November 23rd, 2022
- ✕ **Listing air45758105 Removed**
  April 30th, 2022
- ● **Listing air45758105 Reposted**
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- ✕ **Listing air45758105 Removed**
  April 20th, 2022
- ● **Listing air45758105 Reposted**
  January 30th, 2022
- **1 Documented Stay**
  March, 2021
- ✕ **Listing air45758105 Removed**
  February 7th, 2021
- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- ✓ **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- ✳ **Listing air45758105 First Crawled**
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

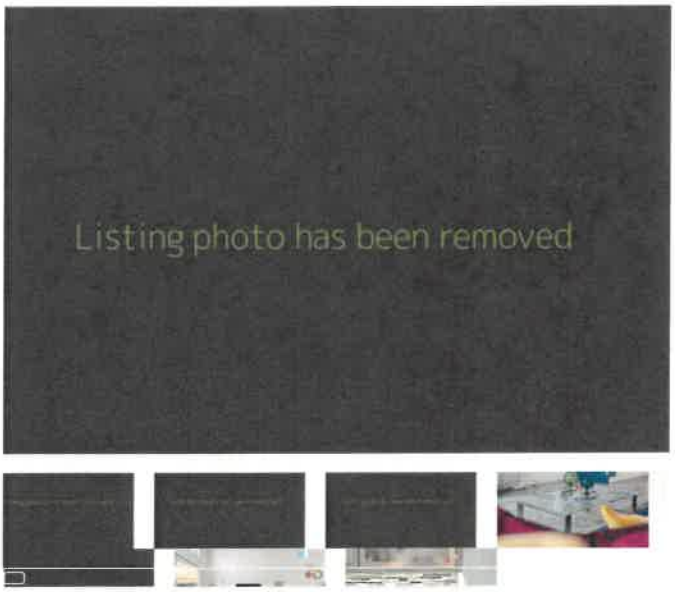
Active
Identified
Compliant

PRINT

SEND A LETTER

Listing(s) Information

VRBO - **121.11552085.104377920** **Airbnb - 45758105**



Rental Unit Information







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1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

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Identified Latitude, Longitude

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Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

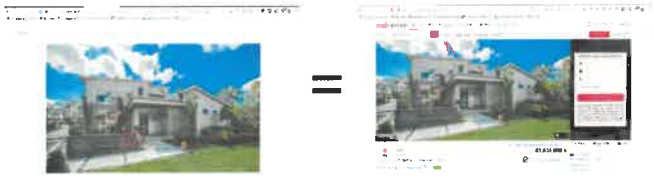
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Listing hma121.11552085.104377920 Reposted
December 12th, 2024

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Listing Status	Active
Host Compliance Listing ID	air45758105
Listing Title	Stunning Luxury Oasis + Nintendo-themed Game Room
Listing Info Last Captured	Dec 30, 2024
Screenshot Last Captured	Dec 24, 2024
Price	$742/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Not provided
Latitude, Longitude	28.576680, -81.330190
Minimum Stay (# of Nights)	30
Number of Reviews	46
Last Documented Stay	12/2024

Listing Screenshot History View Latest Listing Screenshot

November 3 December 3 January 0

2 Documented Stays
November, 2024

1 Documented Stay
October, 2024

1 Documented Stay
September, 2024

2 Documented Stays
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June, 2024

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May, 2024

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Listing air45758105 Reposted

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  November 30th, 2020
- 3 Documented Stays
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- 2 Documented Stays
  October, 2020
- ✳ Listing air45758105 First Crawled
  October 13th, 2020

- **Listing air45758105 First Activity**
  October 13th, 2020





Overview Amenities Policies

Entire home

Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!

Exceptional

See 1 review >

4 bedrooms | 3 bathrooms | Sleeps 13 | 3706 sq ft

Popular amenities

- Parking available
- Pool
- Washer
- Hot Tub
- Barbecue grill
- Air conditioning

See all property amenities >

Explore the area



Lake Virginia	4 min drive
Full Sail University	5 min drive
Harry P. Leu Gardens	5 min drive
Orlando, FL (ORL-Orlando Executive)	12 min drive

See all about this area >

Winter Park, FL
View in a map

$1,225 per night

Free cancellation
Before Sun, Feb 16

Your dates are available

Start date
Mar 2

End date
Mar 3

Travelers
2 travelers

Total
Total includes fees, not tax

$1,703
Price details

You will not be charged yet

Contact host

Property # 11552085ha

Rooms & beds

4 bedrooms (sleeps 13)

Bedroom 1

1 King Bed

Bedroom 2

1 King Bed

Bedroom 3

1 Queen Bed

Bedroom 4

1 Twin Bunk Bed and 1 Twin Bed

Living Room 1

2 Twin Beds

3 bathrooms

Bathroom 1

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 2

Soap · Towels provided · Bathtub or shower · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3

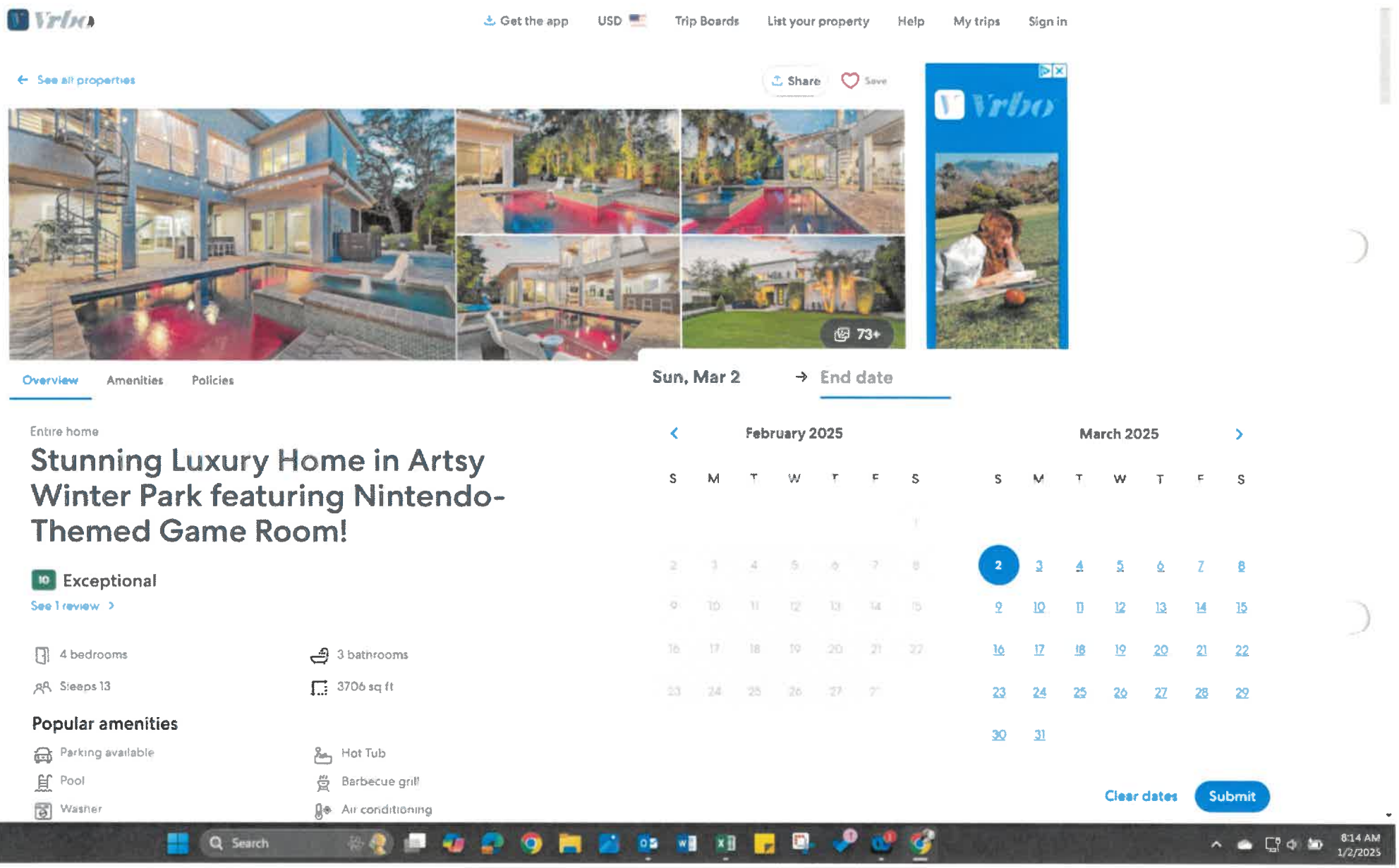
Soap · Towels provided · Bathtub or shower · Shower only · Shampoo · Hair dryer

Spaces

Kitchen

Outdoor play area

See all rooms and beds details


Vrbo
Get the app
USD
Trip Boards
List your property
Help
My trips
Sign in
See all properties
Share
Save
73+
Vrbo
Overview
Amenities
Policies
Sun, Mar 2
End date
Entire home
Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
10 Exceptional
See 1 review
4 bedrooms
3 bathrooms
Sleeps 13
3706 sq ft
Popular amenities
Parking available
Hot Tub
Pool
Barbecue grill
Washer
Air conditioning
February 2025
March 2025
S M T W T F S
Clear dates
Submit
Search
8:14 AM
1/2/2025

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida

13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

46 Reviews

$730 night

CHECK-IN 3/10/2025

CHECKOUT 3/11/2025

GUESTS 1 guest

Reserve

You won't be charged yet

$730 x 1 night	$730
Cleaning fee	$275
Airbnb service fee	$142
Total before taxes	**$1,147**

Report this listing



Hosted by Caitlin

Superhost · 4 years hosting

Great for remote work

Fast wifi at 513 Mbps, plus a dedicated workspace.

Self check-in

Check yourself in with the keypad.

Free cancellation before Feb 8

Get a full refund if you change your mind.

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku
- Exterior security cameras on property

Show all 87 amenities

1 night in Winter Park

Mar 10, 2025 - Mar 11, 2025

Su Mo Tu We Th Fr Sa Su Mo Tu We

February 2025

						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22

March 2025

2	3	4	5	
9	10	11	12	1
16	17	18	19	2

5.0

Guest favorite

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based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	5.0	5.0	5.0	5.0	4.9	4.9



Deborah
Groton, Massachusetts

★★★★★ **5 days ago** · Stayed a few nights

Caitlin's home is one of the most wonderful Airbnb homes we have ever stayed in. The space is enormous and beautifully decorated. The kitchen is so well stocked I was tempted to make a list for home. Words do not do it justice. We had an incredible stay and hope to be back.

Show more



Stacey
Fort Lauderdale, Florida

★★★★★ **3 weeks ago** · Stayed a few nights

I loved staying at Cailin's AirBnb. She was a fabulous host and the house was amazing. Everything I imagined it to be and more. I would hands down stay thee again.



Andrea
Souderton, Pennsylvania

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Amazing stay! Gorgeous home, well kept, clean, and convenient with fantastic communication from the host. Highly recommend! Hope to return again!

Show more



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Orlando, Florida

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Show more



Paul
Sweetwater, Florida

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Had a great time at this lovely house full of amazing amenities. Super close to great restaurants In Baldwin Park a short drive to Park Ave. in Winter Park.



Cape Canaveral
Cape Canaveral, Florida

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Show more

Show all 46 reviews

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your Host



Caitlin

Superhost

268
Reviews

4.87 ★
Rating

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more ›

Cancellation policy

Free cancellation before Feb 8. Cancel before Mar 3 for a partial refund.

Review this Host's full policy for details.

Show more ›

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

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Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant ✓

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**





Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

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WINTER PARK, FL 32789, US

Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match **City Name Match**

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– Stunning Luxury Oasis + Nintendo-themed Game Room
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Oct 28, 2024
Screenshot Last Captured	– Oct 27, 2024
Price	– $659/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 30
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 40
Last Documented Stay	– 08/2024

Listing Screenshot History View Latest Listing Screenshot



STR Letter: Sent
August 2nd, 2024

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed

March 4th, 2023

- Listing air45758105 Reposted
  February 22nd, 2023
- Listing air45758105 Removed
  February 19th, 2023
- Listing air45758105 Reposted
  February 9th, 2023
- Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
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- Listing air45758105 Reposted
  January 30th, 2022
- 1 Documented Stay
  March, 2021
- Listing air45758105 Removed
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  November, 2020
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  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020
- Listing air45758105 First Activity
  October 13th, 2020

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

41 Reviews

Add dates for prices

CHECK-IN 1/5/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

Great for remote work
Fast wifi at 513 Mbps, plus a dedicated workspace.

Self check-in
Check yourself in with the keypad.

Caitlin is a Superhost
Superhosts are experienced, highly rated Hosts.

Report this listing

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

December 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

January 202

Su	Mo	Tu	We	T
			1	
	6	7	8	
12	13	14	15	1
19	20	21	22	2
26	27	28	29	3



Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Cape Canaveral
Cape Canaveral, Florida

★★★★★ · **September 2024** · Group trip
We had an amazing stay at Caitlin's place! The home was even better than the pictures—truly luxurious and beautifully decorated. Every detail was thoughtfully considered, making our stay incredibly comfortable. Caitlin was a fantastic host—super responsive and went out of her way to ensure we had a perfect experience. We couldn't have...

Show more



Monika
United Kingdom

★★★★★ · **August 2024** · Stayed a few nights
The Best in Orlando



Mike
Naples, Florida

★★★★★ **August 2024** · Stayed a few nights
Nice place



Paul
4 years on Airbnb

★★★★★ · **July 2024** · Stayed with kids
5 Stars and a great host! Will definitely be back when in the area. If you are looking for a Super host who is responsive and cares about your stay, I highly recommend!

Show more



Stephanie
8 years on Airbnb

★★★★★ · **July 2024** · Stayed a few nights
We 100% recommend staying w/ Caitlin if you are seeking a luxury stay in a beautiful community near Orlando. A home away from home w/ upscale amenities. The home design was ideal for hosting adult children for a relaxing vacation getaway. We are already planning our return to this beautiful oasis in Florida. Worth it!

Show more



Tara
Norfolk, Virginia

★★★★★ · **July 2024** · Stayed with kids
We stayed for a month and this felt like home away from home. Well appointed kitchen with everything needed to cook and bake. Bedrooms were comfortable and beautiful. Walking distance to restaurants, grocery store, and pharmacy. Near a beautiful walking community lake (Lake Baldwin) where you can walk, jog, bike or scooter. At night...

Show more

Show all 41 reviews

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your Host



Caitlin

Superhost

263
Reviews

4.87 ★
Rating

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photos Amenities Reviews Location

Netflix, Roku

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

December 2024

Su	Mo	Tu	We	Th	Fr	Sa

January 2025

Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Clear dates

Add dates for prices

CHECK-IN 1/5/2025

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant ✓

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

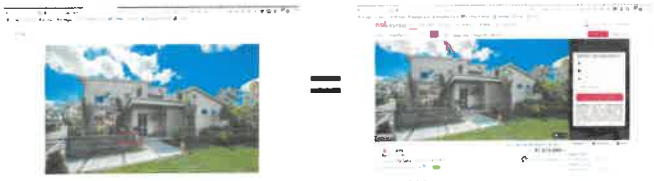
1810 BARKER DR
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August 12th, 2024

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Host Compliance Listing ID	air45758105
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Property type	House
Room type	Entire home/apt
Listing Info Last Captured	Oct 01, 2024
Screenshot Last Captured	Sep 24, 2024
Price	$645/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Caitlin
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Max Sleeping Capacity (# of People)	13
Max Number of People per Bedroom	3.3
Number of Reviews	40
Last Documented Stay	08/2024

Listing Screenshot History View Latest Listing Screenshot

August 1 | September 3 | October 0

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August 2nd, 2024

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1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

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  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020
- Listing air45758105 First Activity
  October 13th, 2020

Select checkout date

Maximum stay: 30 nights

October 2024

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November 2024

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Clear dates

Add dates for prices

CHECK-IN 10/3/2024

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	5.0	5.0	5.0	5.0	4.9	4.9
4						
3						
2						

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

40 Reviews

Add dates for prices

CHECK-IN 10/3/2024

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

Great for remote work
Fast wifi at 513 Mbps, plus a dedicated workspace.

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Check yourself in with the keypad.

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Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

October 2024

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November 20

Su	Mo	Tu	We	T
3	**4**	**5**	**6**	
10	11	12	13	1
17	18	19	20	2
24	25	26	27	2

5.0

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5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Monika
United Kingdom

★★★★★ · **August 2024** · Stayed a few nights
The Best in Orlando



Mike
Naples, Florida

★★★★★ **August 2024** · Stayed a few nights
Nice place



Paul
4 years on Airbnb

★★★★★ **July 2024** · Stayed with kids
5 Stars and a great host! Will definitely be back when in the area. If you are looking for a Super host who is responsive and cares about your stay, I highly recommend!

Show more



Stephanie
8 years on Airbnb

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We 100% recommend staying w/ Caitlin if you are seeking a luxury stay in a beautiful community near Orlando. A home away from home w/ upscale amenities. The home design was ideal for hosting adult children for a relaxing vacation getaway. We are already planning our return to this beautiful oasis in Florida. Worth it!

Show more



Tara
Norfolk, Virginia

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We stayed for a month and this felt like home away from home. Well appointed kitchen with everything needed to cook and bake. Bedrooms were comfortable and beautiful. Walking distance to restaurants, grocery store, and pharmacy. Near a beautiful walking community lake (Lake Baldwin) where you can walk, jog, bike or scooter. At night...

Show more



Beatriz
Tampa, Florida

★★★★★ **June 2024** · Stayed with kids
Beautiful home, wonderful experience. Caitlin was so kind, and helpful throughout the entire experience. We absolutely loved our time there, as well as the area and definitely plan to come back again. Would highly recommend to anyone.

Show more

Show all 40 reviews

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

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Show more >

Meet your Host



Caitlin

Superhost

262
Reviews

4.87 ★
Rating

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

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Response rate: 100%
Responds within an hour

Message Host

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Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

St Petersburg
Vacation rentals

Davenport
Vacation rentals

Sarasota
Vacation rentals

Key West
Vacation rentals

Kissimmee
Vacation rentals

Daytona Beach
Vacation rentals

Anna Maria Island
Vacation rentals

Tampa
Vacation rentals

Naples
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

Mansion vacation rentals in Orlando

Mansion vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

House vacation rentals in Orlando

House vacation rentals in Florida

Vacation rentals with a pool in Florida

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

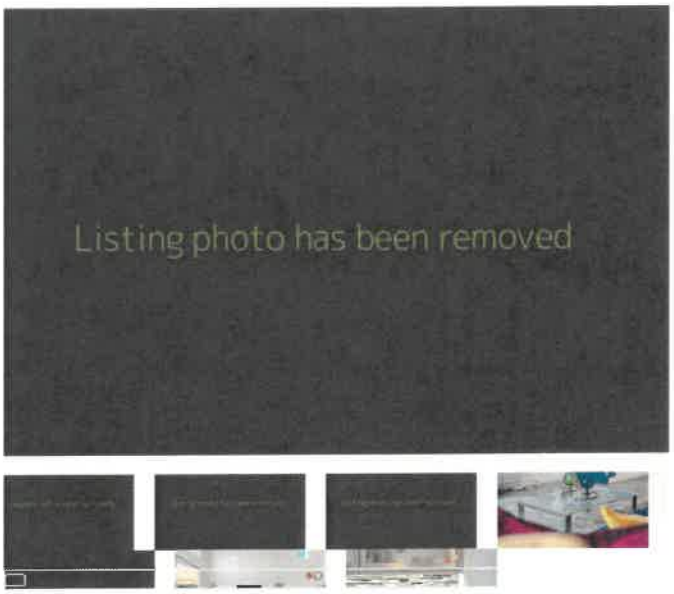
Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**



Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match

City Name Match

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
August, 2024

STR Letter: Delivered
August 12th, 2024

Listing Status	● Active
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Room type	– Entire home/apt
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Screenshot Last Captured	– Aug 14, 2024
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Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
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Last Documented Stay	– 08/2024

Listing Screenshot History View Latest Listing Screenshot

July 2 | August 1 | September 0

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Listing hma121.11552085.104377920 Removed July 5th, 2024

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2 Documented Stays March, 2024

4 Documented Stays February, 2024

1 Comment
February 26th, 2024
Case closed 2/16/24

1 Comment
February 16th, 2024
NEW CC#LDC-24-60

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4 Documented Stays November, 2023

3 Documented Stays October, 2023

1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

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- 4 Documented Stays
  January, 2021
- 2 Documented Stays
  December, 2020
- Listing air45758105 Identified
  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020
- Listing air45758105 First Activity
  October 13th, 2020

Show all 87 amenities

CHECK-IN
10/1/2024

CHECKOUT
Add date

GUESTS
1 guest

Check availability

Select checkout date

Minimum stay: 30 nights

Report this listing

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October 2024

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Clear dates

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability



Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0 ★★★★★

40 Reviews

Add dates for prices

CHECK-IN 10/1/2024

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

Great for remote work
Fast wifi at 513 Mbps, plus a dedicated workspace.

Self check-in
Check yourself in with the keypad.

Caitlin is a Superhost
Superhosts are experienced, highly rated Hosts.

Report this listing

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 30 nights

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October 202

Su	Mo	Tu	We	T
		1	2	
6	7	8	9	1
13	14	15	16	1
20	21	22	23	2
27	28	29	30	3





Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	4.9	4.9



Monika
United Kingdom

★★★★★ · **1 week ago** · Stayed a few nights
The Best in Orlando



Mike
Naples, Florida

★★★★★ · **August 2024** · Stayed a few nights
Nice place



Paul
4 years on Airbnb

★★★★★ · **July 2024** · Stayed with kids
5 Stars and a great host! Will definitely be back when in the area. If you are looking for a Super host who is responsive and cares about your stay, I highly recommend!

Show more



Stephanie
7 years on Airbnb

★★★★★ · **July 2024** · Stayed a few nights
We 100% recommend staying w/ Caitlin if you are seeking a luxury stay in a beautiful community near Orlando. A home away from home w/ upscale amenities. The home design was ideal for hosting adult children for a relaxing vacation getaway. We are already planning our return to this beautiful oasis in Florida. Worth it!

Show more



Tara
Norfolk, Virginia

★★★★★ · **July 2024** · Stayed with kids
We stayed for a month and this felt like home away from home. Well appointed kitchen with everything needed to cook and bake. Bedrooms were comfortable and beautiful. Walking distance to restaurants, grocery store, and pharmacy. Near a beautiful walking community lake (Lake Baldwin) where you can walk, jog, bike or scooter. At night...

Show more



Beatriz
Tampa, Florida

★★★★★ · **June 2024** · Stayed with kids
Beautiful home, wonderful experience. Caitlin was so kind, and helpful throughout the entire experience. We absolutely loved our time there, as well as the area and definitely plan to come back again. Would highly recommend to anyone.

Show more

Show all 40 reviews

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. Learn more

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more >

Meet your Host



Caitlin

Superhost

262
Reviews

4.87 ★
Rating

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are...

Show more >

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 94%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

St Petersburg
Vacation rentals

Davenport
Vacation rentals

Sarasota
Vacation rentals

Key West
Vacation rentals

Kissimmee
Vacation rentals

Daytona Beach
Vacation rentals

Anna Maria Island
Vacation rentals

Tampa
Vacation rentals

Naples
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

Mansion vacation rentals in Orlando

House vacation rentals in Florida

House vacation rentals in United States

Orlando monthly stays

House vacation rentals in Orlando

Vacation rentals with a pool in Florida

Mansion vacation rentals in Florida

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

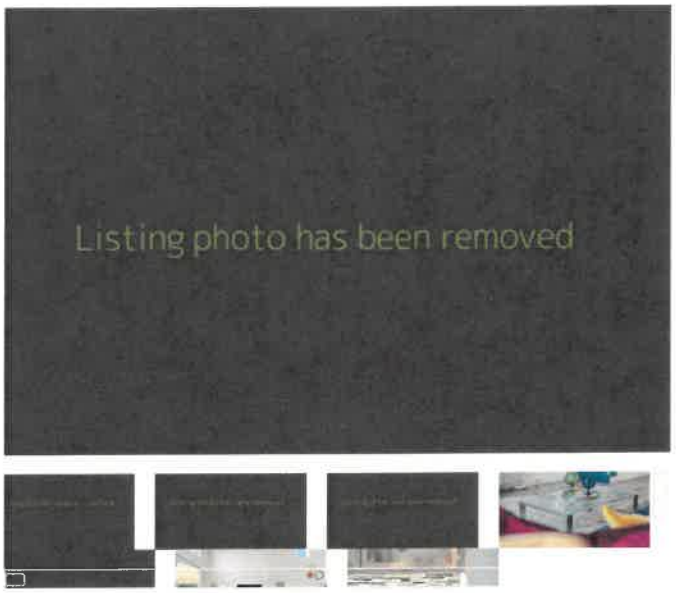
Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**

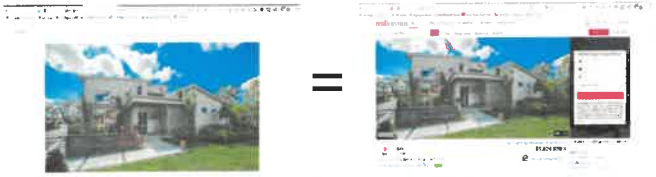


Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match

City Name Match

Listing Details

Listing URL – https://www.airbnb.com/rooms/45758105

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
ATLANTIC OASIS TRUST

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– Stunning Luxury Oasis + Nintendo-themed Game Room
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Aug 16, 2024
Screenshot Last Captured	– Aug 14, 2024
Price	– $678/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 28
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 38
Last Documented Stay	– 07/2024

Listing Screenshot History View Latest Listing Screenshot

June 3 July 2 August 1

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted

February 22nd, 2023

- Listing air45758105 Removed
  February 19th, 2023
- Listing air45758105 Reposted
  February 9th, 2023
- Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
  January 15th, 2023
- STR Letter: Sent
  January 3rd, 2023
- Listing air45758105 Reposted
  December 19th, 2022
- Listing air45758105 Removed
  December 15th, 2022
- Listing air45758105 Reposted
  November 23rd, 2022
- Listing air45758105 Removed
  April 30th, 2022
- Listing air45758105 Reposted
  April 21st, 2022
- Listing air45758105 Removed
  April 20th, 2022
- Listing air45758105 Reposted
  January 30th, 2022
- 1 Documented Stay
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- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020
- Listing air45758105 First Activity
  October 13th, 2020

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Inactive

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Jul 02, 2024
Screenshot Last Captured	– Jul 02, 2024

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Last Documented Stay	–

Listing Screenshot History View Latest Listing Screenshot

June 3 July 1 August 0

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted

February 22nd, 2023

- Listing air45758105 Removed
  February 19th, 2023
- Listing air45758105 Reposted
  February 9th, 2023
- Listing air45758105 Removed
  January 20th, 2023
- STR Letter: Incorrect Recipient
  January 15th, 2023
- STR Letter: Sent
  January 3rd, 2023
- Listing air45758105 Reposted
  December 19th, 2022
- Listing air45758105 Removed
  December 15th, 2022
- Listing air45758105 Reposted
  November 23rd, 2022
- Listing air45758105 Removed
  April 30th, 2022
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  April 21st, 2022
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  January, 2021
- 2 Documented Stays
  December, 2020
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  November 30th, 2020
- 3 Documented Stays
  November, 2020
- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020
- Listing air45758105 First Activity
  October 13th, 2020

Dashboard

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - **45758105** VRBO - **121.11552085.104377920**



Rental Unit Information







Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos **Matching 3rd Party Sources**



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

STR Letter: Delivered
August 12th, 2024

STR Letter: Sent
August 2nd, 2024

Listing Details

Listing URL – https://www.vrbo.com/11552085ha

Listing Status ● Inactive

Host Compliance Listing ID	– hma121.11552085.104377920
Listing Title	– Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Jul 02, 2024
Screenshot Last Captured	– Jul 02, 2024

Information Provided on Listing

Contact Name	– Not provided
Latitude, Longitude	– 28.575195, -81.327620
Minimum Stay (# of Nights)	– 1
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Last Documented Stay	–

Listing Screenshot History View Latest Listing Screenshot

June 3 July 1 August 0

3 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing hma121.11552085.104377920 Identified
June 3rd, 2024

1 Documented Stay
June, 2024

3 Documented Stays
May, 2024

Listing hma121.11552085.104377920 First Activity
May 17th, 2024

Listing hma121.11552085.104377920 First Crawled
May 17th, 2024

2 Documented Stays
April, 2024

2 Documented Stays
March, 2024

4 Documented Stays
February, 2024
1 Comment
February 26th, 2024
Case closed 2/16/24
1 Comment
February 16th, 2024
NEW CC#LDC-24-60

4 Documented Stays
January, 2024

4 Documented Stays
November, 2023

3 Documented Stays
October, 2023
1 Comment
September 26th, 2023
LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted

February 22nd, 2023

- Listing air45758105 Removed
  February 19th, 2023
- Listing air45758105 Reposted
  February 9th, 2023
- Listing air45758105 Removed
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- STR Letter: Incorrect Recipient
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  December 19th, 2022
- Listing air45758105 Removed
  December 15th, 2022
- Listing air45758105 Reposted
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- Listing air45758105 Removed
  April 30th, 2022
- Listing air45758105 Reposted
  April 21st, 2022
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  November, 2020
- 2 Documented Stays
  October, 2020
- Listing air45758105 First Crawled
  October 13th, 2020
- Listing air45758105 First Activity
  October 13th, 2020

Select checkout date

Minimum stay: 28 nights

November 2024 — December 2024

Su	Mo	Tu	We	Th	Fr	Sa
	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Clear dates

Add dates for prices

CHECK-IN 12/2/2024

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	5.0	5.0	5.0	5.0	4.9	4.9
4						
3						
2						

Search

11:45 AM 8/14/2024

Dashboard

Rental Unit Record

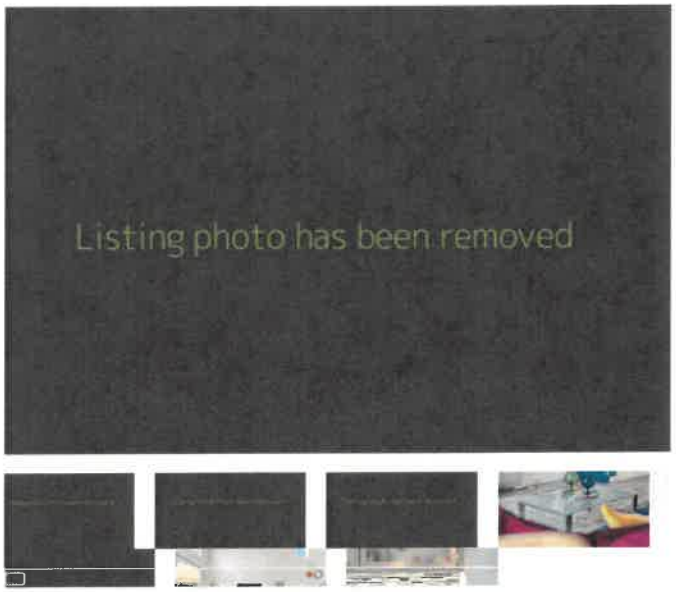
1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 45758105 VRBO - **121.11552085.104377920**



Matched Details

Analyst Z60J

Explanation
Matching sale listing

Listing Photos **Matching 3rd Party Sources**



Identical photo from sale listing and house number 1810 seen.

Zip Code Match

Owner Name Match

City Name Match

Listing Details

Rental Unit Information







Identified Address
1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.575580, -81.331153

Parcel Number
302217816401051

Owner Name
PYLE CAITLIN J

Owner Address
1810 BARKER DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
July, 2024

Listing hma121.11552085.104377920 Removed
July 5th, 2024

Listing URL	– https://www.airbnb.com/rooms/45758105
Listing Status	● Active
Host Compliance Listing ID	– air45758105
Listing Title	– Stunning Luxury Oasis + Nintendo-themed Game Room
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Jul 30, 2024
Screenshot Last Captured	– Jul 23, 2024
Price	– $637/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Caitlin
Latitude, Longitude	– 28.576680, -81.330190
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 13
Max Number of People per Bedroom	– 3.3
Number of Reviews	– 37
Last Documented Stay	– 07/2024

Listing Screenshot History View Latest Listing Screenshot

June (3) July (2) August (0)

- ✔ **Listing hma121.11552085.104377920 Identified**
  June 3rd, 2024
- **1 Documented Stay**
  June, 2024
- **3 Documented Stays**
  May, 2024
- ● **Listing hma121.11552085.104377920 First Activity**
  May 17th, 2024
- ✱ **Listing hma121.11552085.104377920 First Crawled**
  May 17th, 2024
- **2 Documented Stays**
  April, 2024
- **2 Documented Stays**
  March, 2024
- **4 Documented Stays**
  February, 2024
  1 Comment
  February 26th, 2024
  Case closed 2/16/24
  1 Comment
  February 16th, 2024
  NEW CC#LDC-24-60
- **4 Documented Stays**
  January, 2024
- **4 Documented Stays**
  November, 2023
- **3 Documented Stays**
  October, 2023
  1 Comment
  September 26th, 2023
  LDC - 23 - 0420 10/3/23
- **STR Letter: Delivered**
  September 23rd, 2023
- **STR Letter: Sent**
  September 14th, 2023
- ● **Listing air45758105 Reposted**
  July 14th, 2023
- ✕ **Listing air45758105 Removed**
  July 8th, 2023
- ● **Listing air45758105 Reposted**
  May 25th, 2023
- ✕ **Listing air45758105 Removed**
  March 29th, 2023
- ● **Listing air45758105 Reposted**
  March 7th, 2023
- ✕ **Listing air45758105 Removed**
  March 4th, 2023
- ● **Listing air45758105 Reposted**
  February 22nd, 2023
- ✕ **Listing air45758105 Removed**
  February 19th, 2023
- ● **Listing air45758105 Reposted**
  February 9th, 2023

- **Listing air45758105 Removed**
  January 20th, 2023
- **STR Letter: Incorrect Recipient**
  January 15th, 2023
- **STR Letter: Sent**
  January 3rd, 2023
- **Listing air45758105 Reposted**
  December 19th, 2022
- **Listing air45758105 Removed**
  December 15th, 2022
- **Listing air45758105 Reposted**
  November 23rd, 2022
- **Listing air45758105 Removed**
  April 30th, 2022
- **Listing air45758105 Reposted**
  April 21st, 2022
- **Listing air45758105 Removed**
  April 20th, 2022
- **Listing air45758105 Reposted**
  January 30th, 2022
- **1 Documented Stay**
  March, 2021
- **Listing air45758105 Removed**
  February 7th, 2021
- **4 Documented Stays**
  January, 2021
- **2 Documented Stays**
  December, 2020
- **Listing air45758105 Identified**
  November 30th, 2020
- **3 Documented Stays**
  November, 2020
- **2 Documented Stays**
  October, 2020
- **Listing air45758105 First Crawled**
  October 13th, 2020
- **Listing air45758105 First Activity**
  October 13th, 2020

Stunning Luxury Oasis + Nintendo-themed Game Room

Share Save



Entire home in Winter Park, Florida
13 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

4.89 ★★★★★

38 Reviews

Add dates for prices

CHECK-IN 8/9/2024

CHECKOUT Add date

GUESTS 1 guest

Check availability

Hosted by Caitlin
Superhost · 4 years hosting

Great for remote work
Fast wifi at 513 Mbps, plus a dedicated workspace in a common area.

Report this listing

Self check-in
Check yourself in with the keypad.

Caitlin is a Superhost
Superhosts are experienced, highly rated Hosts

Make Atlantic Oasis your own private luxury retreat.

- 100% custom-built, Parade of Homes winner
- 30-40 minutes from the theme parks
- perfect for intimate, private retreats
- outdoor kitchen with Lynx grill...

Show more >

Where you'll sleep

1 / 3 >



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

- Courtyard view
- Lake access
- Kitchen
- Fast wifi – 513 Mbps
- Dedicated workspace
- Free parking on premises
- Private outdoor pool - available all year, open 24 hours, heated, pool toys
- Private hot tub
- 82 inch HDTV with Amazon Prime Video, Apple TV, Disney+, HBO Max, Hulu, Netflix, Roku

Exterior security cameras on property

Show all 87 amenities

Select checkout date

Minimum stay: 2 nights

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2C

Su	Mo	Tu	We	
1	2	3	4	
8	9	10	11	1
15	16	17	18	1
22	23	24	25	2
29	30			



Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
	4.9	4.9	4.9	4.9	4.8	4.8



Shady
New Orleans, Louisiana

★ · **Today** · Stayed with kids

If you're have kids please dont bother staying at this Airbnb. Otherwise they will charge you extra fees for having little crumbs on the stairs! I was charged $150 for a little mess. Can you believe this? The owner was also very rude! After telling me you're not welcomed to stay in my house again. Not that i really want to but after checking out and charge...

Show more



Stephanie
7 years on Airbnb

★★★★★ **2 weeks ago** · Stayed a few nights

We 100% recommend staying w/ Caitlin if you are seeking a luxury stay in a beautiful community near Orlando. A home away from home w/ upscale amenities. The home design was ideal for hosting adult children for a relaxing vacation getaway. We are already planning our return to this beautiful oasis in Florida. Worth it!

Show more



Tara
Norfolk, Virginia

★★★★★ · **3 weeks ago** · Stayed with kids

We stayed for a month and this felt like home away from home. Well appointed kitchen with everything needed to cook and bake. Bedrooms were comfortable and beautiful. Walking distance to restaurants, grocery store, and pharmacy. Near a beautiful walking community lake (Lake Baldwin) where you can walk, jog, bike or scooter. At night...

Show more



Beatriz
Tampa, Florida

★★★★★ **June 2024** Stayed with kids

Beautiful home, wonderful experience. Caitlin was so kind, and helpful throughout the entire experience. We absolutely loved our time there, as well as the area and definitely plan to come back again. Would highly recommend to anyone.

Show more



Jennifer
Long Beach, New Jersey

★★★★★ **May 2024** · Group trip

Caitlin was a super host from the time I booked until after I left. The house was even better than the pictures. We will definitely come back! We loved everything about this beautiful home!

Show more



David
7 years on Airbnb

★★★★★ · **May 2024** · Stayed with kids

Atlantic Oasis was everything and more.... Exactly as advertised. It is an amazing well decorated home. Our family had a great time, and we highly recommend this home.

Show more

Show all 38 reviews

Where you'll be

Winter Park, Florida, United States

We verified that this listing's location is accurate. **Learn more**

Neighborhood highlights

Lake Baldwin is just 3 blocks away and if you love a good workout, it's a beautiful 2.6-mile walk/run around Lake Baldwin. You're only a 10-minute walk from quaint downtown Baldwin Park, and just a 15-minute bike ride from Park Avenue in downtown Winter Park. These neighborhoods are two of the best-kept secrets in Orlando -- a true haven away from the tourist traps!

Show more ›

Meet your Host



Caitlin
Superhost

260
Reviews

4.85 ★
Rating

4
Years hosting

Where I went to school: University of Central Florida

My work: Author and Podcaster

Hi there! I'm Caitlin Pyle, and I'm the founder of SelfTransformation-com, a private membership association that provides virtual and in-person private or group retreats and coaching. Retreats at my properties are included ...

Show more ›

Caitlin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

13 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Orange County > Orlando

Explore other options in and around Winter Park

St Petersburg
Vacation rentals

Davenport
Vacation rentals

Sarasota
Vacation rentals

Key West
Vacation rentals

Kissimmee
Vacation rentals

Daytona Beach
Vacation rentals

Anna Maria Island
Vacation rentals

Tampa
Vacation rentals

Naples
Vacation rentals

Other types of stays on Airbnb

Orlando vacation rentals

Vacation rentals with a pool in Orlando

Mansion vacation rentals in Orlando

Vacation rentals with a pool in Florida

House vacation rentals in United States

Orlando monthly stays

House vacation rentals in Orlando

House vacation rentals in Florida

Mansion vacation rentals in Florida

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Check availability

Report this listing

Select checkout date

Minimum stay: 2 nights

August 2024 — September 2024

Su	Mo	Tu	We	Th	Fr	Sa
				9	10	11

Clear dates

4.89

Guest favorite



Photos Amenities Reviews Location

Select checkout date

Minimum stay: 2 nights

January 2025 February 2025

Su Mo Tu We Th Fr Sa Su Mo Tu We Th Fr Sa

28

Clear dates

Add dates for prices

CHECK-IN 2/28/2025 CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

5.0

Guest favorite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	5.0	5.0	5.0	5.0	4.9	4.9
4						

Code Compliance Board

agenda item 7.a

item type
Staff Updates

meeting date
November 6, 2025

prepared by
Susan Pruchnicki, Coordinator

approved by
Susanne Porras, Code Compliance Manager

subject
BLDG-25-0019 143 Oak Grove Rd., Winter Park, FL (Fence Permit) - In Compliance

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None

Code Compliance Board

agenda item 7.b

item type
Staff Updates

meeting date
November 6, 2025

prepared by
Susan Pruchnicki, Coordinator

approved by
Susanne Porras, Code Compliance Manager

subject
OVR-25-0204 1019 W. Fairbanks Ave., Winter Park, FL 32789 - Tabled 10/6/25 - On Hold

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None