

# FOR RENT

Single Family

26307 Clarkston Drive

Well appointed detached, light and airy, traditional single family home with panoramic views of the golf course, facing the 11th hole. Located in the gated community of Highland Woods Golf and Country Club in SWFL. Home offers three bedrooms (sleep 6), two full baths, kitchen, breakfast room, great room, dining room, den, laundry room with full sized washer and dryer, attached two car garage, 2 bikes, private heated pool and hot tub. The primary bedroom has a king sized bed and a private entrance directly out to the large 20'x55' lanai, two walk-in custom closets and a large private bathroom suite separate from the rest of the house. The other two bedrooms are located on the opposite half of the house with a full bathroom between the two (queen) bedrooms. There is a pocket door at the hall entrance, enhancing the privacy of these spaces. The divider wall between the great room and the lanai is a stacking glass door system that opens the inside of the house to the outside spaces (fully furnished screened lanai, Weber gas grill, outdoor television, heated pool with an attached hot tub, towels, pool floats and noodles, too. The house is appointed with an electric fireplace, large assortment of books, games, puzzles and Smart TV's to keep all that enter feeling right at home. Off of the Great room is a dining room, foyer and den. Large scale tile floors throughout, except the bedrooms and den have Teak wood flooring. Literally every space in the house is fully stocked with everything one would need. Just bring your clothes and enjoy the Florida sunshine!

## Rental Rates:

December-May 11,000 per month

June-November 6,000 per month

3 month minimum rental period, required. Long term rental available.

\$1,000 non-refundable commitment fee due at booking, then applied towards lease agreement when executed.

\$2,000 refundable, non-taxable security deposit required.

\$300 Exit Cleaning Fee.

11.5% Total Taxes Charged (6.5% State of Florida Department of Revenue, Transient Rental and Discretionary Sales Surtax)(5% Clerk of Courts Lee County, Florida Tourist Development Tax - applied to all rentals of six months or less).

HW Club Membership Transfer Available: Rental Stay of 30-59 days = \$650 + tax

Rental Stay of 60-89 days = \$850 + tax

Rental Stay of 90 or more days = \$1,050 + tax

Club Membership includes the 18 hole championship golf course designed by Gordon Lewis, ProShop, 7 community pools, 4 lighted tennis courts, 2 lighted bocce courts, pickleball courts, fitness center, bar, restaurant, club facilities and events.



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