

# FOR RENT

VERANDA

26691 CLARKSTON DRIVE #18207

Welcome to Casa Familia—a stunning and bright 2<sup>nd</sup>-floor condo with gorgeous lake views over the 16<sup>th</sup> fairway. Every detail of this 2 BR, 2 Bath-plus-den has been meticulously refreshed. Both king bedrooms boast new mattresses, linens, custom-designed closets, and personal TVs. The master ensuite has two walk-in closets and a step-in shower. The versatile den features a built-in library, desk, full sleeper couch, recliner, high-speed WIFI, and essential office supplies for seamless remote work. Designed for gatherings with a dining table for six, four barstools, a fully stocked eat-in kitchen, a bar area and a new 65-inch smart TV with full cable and Roku. The condo comes exceptionally well stocked with laundry products, cleaning essentials, paper products, serving pieces, and a complete selection of spices, coffee, and tea. Two lanais offer sunrise and sunset views; both can be fully heated, cooled, and left open to the breezes. Grab the provided beach chairs, coolers, umbrella, and be at the beach in 8-10 minutes. Explore the quiet neighborhood on the two adult bikes or take the fishing poles to the nearest watering hole to try your luck at catching dinner. Walkable to the clubhouse, fitness center and driving range, the condo is directly across from one of 7 heated community pools and across the street from the Bonita Bay Promenade for fabulous shopping and dining.

Discover all the discerning touches that make Casa Familia truly special.

## 2024 AVAILABILITY:

January to August 4:	Rented
August 4 to September 4:	\$2300
September:	\$3000
October:	\$3500
November and December:	Unavailable

## 2025 AVAILABILITY:

January to May 3:	Rented
May 4 to June 4:	\$3400
June, July, August:	\$2300/month
September:	\$3000
October:	\$3500
November:	\$4400
December:	\$4850

## Rent **does not** include:

- Florida **tax** (on rent + cleaning fee)
- **Exit cleaning** fee of **\$200**
- **HOA Application fee:** (\$150 for application plus \$75 background check)
- **Refundable Security Deposit:** \$700 (returned after Cleaning Team Approval)
- **Optional** Highland Woods Golf and Country Club Membership Transfer Fee available for \$650 plus taxes for 30-59 days; \$850 plus taxes for 61-89 days; \$1050 plus taxes for 90 days or more. Rates determined by HWGCC effective July 1, 2024.

**Note:** Highland Woods **does not allow any type of renter pets; no smoking of any kind allowed.** 30-day minimum rental period required.

