

FOR RENT

CONDO

9200 HIGHLAND WOODS BLVD. #1109

Florida Paradise Awaits: Your First-Floor Condo Oasis.

Unwind and embrace the Sunshine State lifestyle in this stunning 2-bedroom, 2-bathroom first-floor condo.

Relax on your private veranda overlooking the sparkling new resort style pool (to be completed in August) and racquet facilities.

Take a refreshing dip, challenge friends to a game, or simply soak up the Florida sunshine.

This beautifully appointed condo offers the perfect blend of comfort and convenience:

- **Peace of mind:** New hurricane shutters and windows provide added security during storm season.
- **Chef's delight:** Prepare delicious meals in the fully equipped kitchen with a breakfast nook. Enjoy separate dining space for hosting memorable gatherings.
- **Unwind and entertain:** The spacious living room boasts a large TV for movie nights and gatherings. Air conditioning and ceiling fans ensure year-round comfort.
- **Sweet dreams:** The primary bedroom features a king-size bed and an en-suite bathroom with a walk-in closet. The guest bedroom provides comfortable sleeping arrangements with two full beds.

Modern conveniences: In-unit washer and dryer, cable, WiFi, storage space, and a covered parking spot are all included for your ease.

This prime location offers the best of both worlds:

- Steps away from the pool and racquet facilities.
- Short walk to the golf course and clubhouse. Perfect for honing your swing or enjoying social events.

Don't miss this opportunity to live the Florida dream! Contact us today to schedule a viewing.

Sorry: no smoking, no pets.

Monthly Rates or Selling Price:

Availability and Monthly Rates: 2024-2025

2024

June—September: \$3,000

October—December: \$3,500

2025

January—March: Rented

April: \$6,000

May—September \$3,000

October—December \$3,000

Additional Fees:

\$150 HOA Application fee 11.5% Florida tax

\$1,000/security deposit

\$160 exit cleaning fee

There is a \$650 + tax transfer fee (optional golf & country club access)



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