

FOR RENT

HEATHERMOOR

9250 HIGHLAND WOODS BLVD. #2308

Enjoy the beautiful sunsets and spectacular golf course view on the lanai of this top floor corner unit with 2 bedrooms and 2 bathrooms. Open floor plan, high ceilings and screened lanai. Freshly painted, new floors, new countertops, brand new furniture and appliances. Fully equipped kitchen with quartz countertops and separate office area. King size bed in master with ensuite bathroom and walk in closet. Guest bedroom features two twin beds that can also be converted into a King size bed. Pull out sofa with Queen size foam mattress in the living room for extra guests. Covered parking spot. Unit is accessible by stairs or elevator.

No smoking in the unit, no pets (association rule).

Minimum rental is 3 months in high season (November-April) 12-month rental at USD \$2950 per month.

Other lease terms to be negotiated.

2024 Fees and Availability:

September—December	Rented
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2025 Fees and Availability:

June-August	\$2,000 Per Month
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Highland Woods offers an 18-hole golf course, heated pools, lighted tennis, bocce ball courts along with a recently renovated clubhouse, fitness center and dining room/bar. It is a gated community in beautiful South-west Florida between Fort Myers and Naples.

\$650+ 6.5% Tax for Golf & Club Privileges Transfer Fee regardless of rental term (Optional).

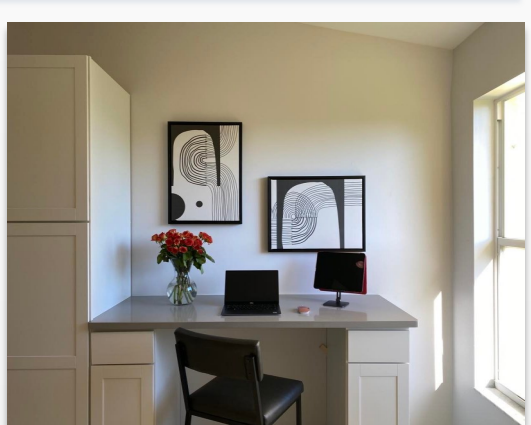
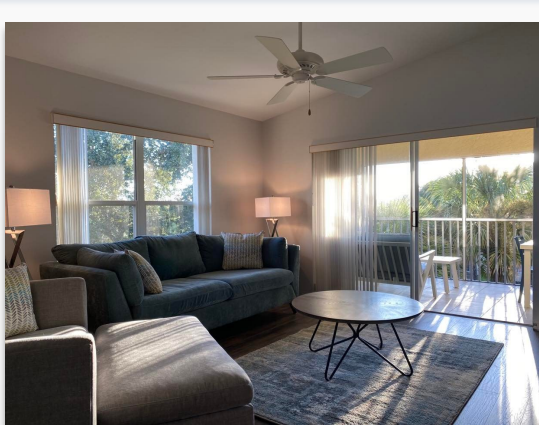
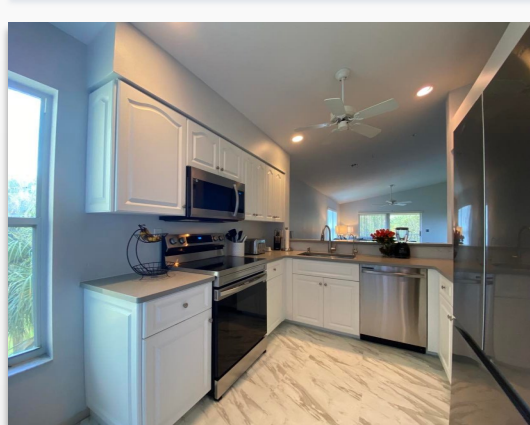
\$150 HOA Application Fee

11.5% state/county taxes (6.5% state) (5% county) for rentals less than 6 months and one day.

\$200 Exit cleaning fee

First month and \$1000 Security Deposit payable at signing

Excess of electric bill over \$100/month paid by tenant



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