

FOR RENT

CONDO

9300 HIGHLAND WOODS BLVD. #3302

Renovated in 2015, this is a two bedroom/two Bath condo in a gated golfing community in Bonita Springs located between Naples and Ft. Myers. Very convenient to the gulf beaches, movie theaters, shopping and local premier restaurants (several are walking distance). Also walking distance to a Publix supermarket and a gourmet food take-out store. The clubhouse and fitness center facility are newly renovated. The golf course is an 18 Hole Gordon Lewis Par 72 golf layout with a driving range and short game practice area. There are lighted tennis and bocce ball courts and multiple heated pools.

This third-floor unit (accessible by stairs or elevator). The lanai is south facing and overlooks the 1st green. There is an open concept floor plan with a vaulted ceiling, kitchen, dining room and spacious comfortable living room with a TV. There is a king bed in the master, double beds in the guest room that can be converted into a king size bed and a queen sleeper in living room. Washer, dryer, dishwasher, Fiber Optic WI-FI, basic cable and utilities are included as well as one covered parking spot. No smoking. No pets.

The unit is a short walk away from the first tee, pro shop, two pools, clubhouse, grille room, snack bar, fitness center, tennis courts, practice range and bocce facility. Access to clubhouse and these facilities is available only if you take golf club transfer.

AVAILABILITY: Dec. 1, 2020* to March 31, 2021 (or part thereof – min. rental - 60 consecutive nights)

Rental Rates: December 2020: \$3200.00; Jan. 1 to March 31, 2021: \$4000.00/month, plus applicable local and state taxes, 11.5%.

*Actual start date of a lease is subject to formal lease approvals, etc. that may take several weeks.

Additional Fees and Taxes: \$ 100 HOA application fee; min. \$ 2,000 Rental deposit (on booking) \$ 500 Security Deposit (fully refundable) \$ 125 Exit cleaning fee, optional: \$ 500 + 6% tax Golf and Country Club membership transfer (payable by tenant on arrival)

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