

# FOR RENT

TERRACES

9500 HIGHLAND WOODS BLVD. #7102

**Relaxing 1st Floor 2BR 2BA Condo on the 8<sup>th</sup> green with coastal décor and beautiful sunsets.**

Start the day with a cup of coffee on the comfortable lanai. If you are up early enough, you can watch the daily "changing of the hole" on the 8<sup>th</sup> green by the HWGCC course professionals. It is truly an art, even for those who do not follow the game.

This first floor unit is a short walk from the covered-parking spot. The master bedroom has a king-size bed, TV, large walk-in closet and all new furniture in 2023. The master bathroom was remodeled in 2023 with a beautiful marble shower. The second bedroom has full-size bunk beds and a pull-out trundle bed.

Kitchen with bar seating, sunny breakfast nook, small table with monitor, lovely dining area seats 6+, and a large open living room with TV. Step out onto the lanai in the evening for the most spectacular sunsets and perfect ambiance for movie night with the outdoor television.

The entire condo was freshly painted in 2023. Washer/dryer in unit. Storage room with beach chairs. Includes electric, water/sewer, internet, cable and access to community heated pools. Walking distance to Publix, seasonal farmers market, stores and restaurants. Just minutes to the white sand beaches of South Florida.

For additional fees, HWGCC has an 18-hole Gordon Lewis golf course, club house with excellent dining, bocce, state-of-the-art fitness center, and a new resort-style pool with bistro, golf shop, pickleball and tennis (to be unveiled in late 2024).

No smoking. No Pets.

2024 Monthly Fees and Availability:

June, July, Aug: \$3,000

Sept \$3,500

Oct \$4,000

Nov, Dec: Not Available

2025 Monthly Fees and Availability:

Jan: Rented

Feb: Rented

Mar/Apr: Not Available

May – Dec: TBD

Additional Fees:

\$100 HOA Application Fee paid to Terrace IV Management

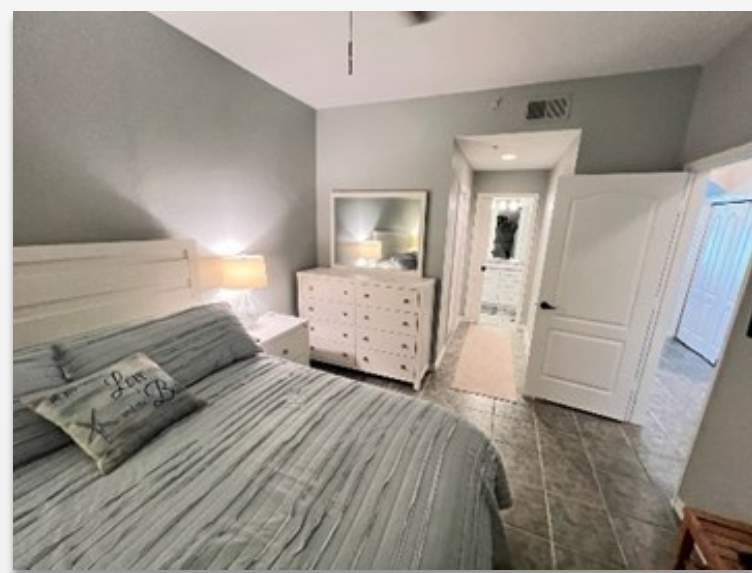
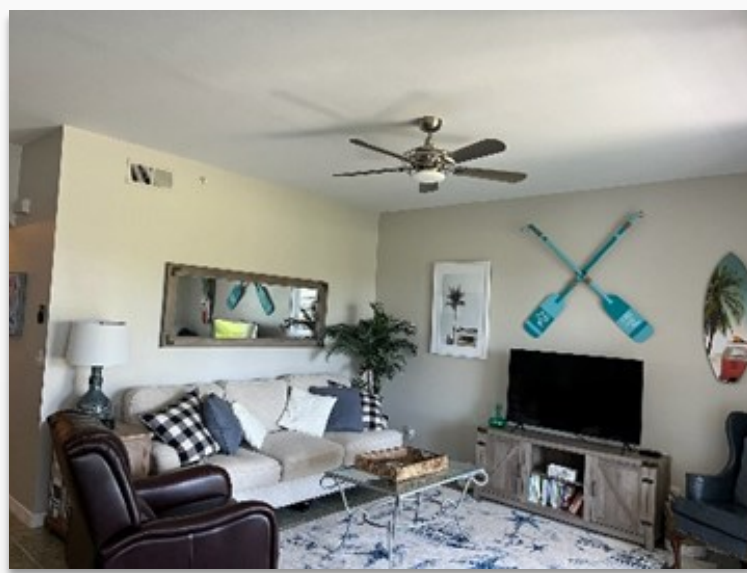
11.5% Florida Rental Tax

\$1,000 Rental deposit (upon booking)

\$1,000 Refundable Security Deposit

\$175 Exit Cleaning Fee

Optional Membership Transfer Fee for dining and golf privileges: \$650 +6.5% tax



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