

FOR RENT TERRACE

9450 Highland Woods Blvd. #6101

TYPE CONDOMINIUMS

 2+ DEN Bedrooms	 2 Bathrooms
 1 Car Port	 7 Swimming Pool

UNIT OVERVIEW

Bright, open concept, easy access **1st floor**, 2 bedrooms, 2 bath, den w/ pullout couch, computer/ printer. Master bedroom with lanai access, TV, walk-in closet, & ensuite full bath. Well-equipped kitchen with sunny breakfast nook, separate dining area, large open living room with TV. Washer/dryer in unit. New shutters throughout. Lanai faces 8th fairway, with walkout to green space, has electric grill and is the perfect place to relax and take in a beautiful sunset. Unit is steps away from community heated pool. WiFi, storage locker, and one covered parking spot included. (There is also plenty of guest parking.) In addition, an \$8.3 million renovation features a new pool and spa, cabana bar and grill, pickle ball, tennis, bocce courts and a gorgeous club house, dining inside and out, state-of-the-art fitness center and 18 holes of championship golf course. Minutes to great shopping, dining & steps away from many beautiful Bonita beaches. Sorry, no pets or smoking.

2027 Monthly Rates & Fees	
January - March	\$6,000 Per Month
April	\$4,500
May	\$3,500
June - Sept	\$2,800 Per Month
October	\$3,000
November - Dec	\$3,500 Per Month

3-month rental preferred, but not required

Additional Fees:

- Florida Rental Tax –11.5%
\$1,000 - Condo Reservation Fee
\$1,000 - Security Deposit (refundable, if unit left in good condition)
\$200 - Exit Cleaning Fee
Membership Transfer Fee for dining and golf privileges (optional)
- 30-59 days: \$650 + 6.5% tax
 - 60-89 days: \$850 + 6.5% tax
 - 90+ days: \$1,050 + 6.5% tax



LIVING AREA



LIVING ROOM



BEDROOM



KITCHEN



KITCHEN



DEN



BEDROOM



BATHROOM



LIVING AREA



LANAI



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