

FOR RENT

Single Family

26307 Clarkston Drive

January-May 10,000 per month

June-December 5,000 per month

One year rental @ \$72,000 per year (\$6,000 per month)

\$1,000 non-refundable commitment fee due at booking, then applied towards lease agreement when executed. \$2,000 refundable, non-taxable security deposit required.

\$300 Exit Cleaning Fee.

11.5 % total taxes. (6.5% State of FL Dept. of Revenue/ Lee Cty) (5% Transient Rental and Discretionary sales surtax, clerk of courts lee country: FL Tourist Development Tax— applied to all rentals 6 months or less)

Optional HW Club Membership Transfer Available: Rental Stay of 30-59 days = \$650 + tax
Rental Stay of 60-89 days = \$850 + tax
Rental Stay of 90 or more days = \$1,050 + tax
Optional HW Club Membership Transfer includes recently renovated, within the Gated Community of Highland Woods Golf and Country Club, the 18 hole championship golf course designed by Gordon Lewis, ProShop, multiple community pools, tennis courts, bocce courts, pickleball courts, fitness center, bar, indoor/outdoor restaurants, club facilities and events. Club Membership is Optional and not required for rental of the house.

Located in the gated community of Highland Woods Golf and Country Club in SWFL. This fully furnished, single family home sits directly on the Golf Course, offering panoramic views of holes 9, 10 and 11. The home offers three bedrooms (sleeps 6: 1 king and 2 queens), two full baths, kitchen, breakfast room, great room, dining room, den, laundry room with full sized washer and dryer, attached two car side-load garage, private heated pool and hot tub encased by the large 20'x55' screened lanai. The primary bedroom has a king sized bed and has its own private entrance directly out to the lanai, two walk-in custom closets and a large private bathroom suite away from the rest of the house. The other two bedrooms are located on the opposite half of the house with a full bathroom between the two rooms. There is a pocket door at the hall entrance entering the two guest bedrooms, enhancing the privacy of this space. The wall between the great room and the lanai is a stacking glass door system that opens the inside of the house to the outside space. The screened lanai is fully furnished with Vintage Lloyd Flanders Wicker Furniture, offering a full sized heated pool with an attached hot tub, towels, pool floats and noodles, too. A Weber gas grill, outdoor television and Dining Table and Chairs complete the space. The house offers an electric fireplace, large assortment of books, games, puzzles and Smart TV's to stream your favorite subscriptions (1 in the den, 1 in the great room and 1 in the kitchen). Large scale tile floors throughout, except the bedrooms and den have Teak wood flooring. Every space in the house is fully stocked with everything one would need. Just bring your clothes and enjoy the Florida sunshine!



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