

FOR RENT

Single Family

26307 Clarkston Drive

January-April 2025 and 2026 BOOKED

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 County) (5% Transient Rental and Discretionary Sales Surtax, Clerk of Courts Lee County: 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 + 6.5% tax Rental Stay of 60-89 days = \$850 + 6.5% tax Rental Stay of 90 or more days = \$1,050 + 6.5% tax. Payable directly to the HW Club by the Renter.

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.

This fully furnished single-family residence is nestled in the gated community of Highland Woods Golf and Country Club, offering breathtaking panoramic views of the golf course, located on the 11th hole. The home features three bedrooms, accommodating up to six guests with one king and two queen beds. The primary suite boasts its own private entrance to the lanai, two custom walk-in closets, and a private ensuite bath. The other two bedrooms are located on the opposite side of the home, for added privacy there is a designated hallway with a pocket door with your own full bathroom. The open-concept layout includes a kitchen, breakfast nook, great room, dining room, and den. A wall of stacking glass doors seamlessly connects the indoor living space to the expansive 20'x55' screened lanai. The outdoor area is a dream, complete with a heated pool, hot tub, and vintage Lloyd Flanders Wicker furniture. It also includes a Weber gas grill, outdoor television and a covered dining set, perfect for enjoying Florida's bountiful beauty. Inside, you'll find large-scale tile flooring throughout, with teak wood flooring in the bedrooms and den, creating a warm and inviting atmosphere. The home is fully stocked with everything you need, from kitchen essentials to a full-size washer and dryer. Additional features include an electric fireplace, Smart TVs for streaming, and a variety of books, games, and puzzles for your enjoyment. Whether you're relaxing on the lanai, taking in the serene golf course views, or enjoying the Florida sunshine, this home offers the perfect blend of comfort and luxury.



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