FOR RENT

CONDO

9200 HIGHLAND WOODS BLVD. #1109

Florida Paradise Awaits: Your First-Floor Condo Oasis.

Unwind and embrace the Sunshine State lifestyle in this stunning 2-bedroom, 2-bathroom first-floor condo.

Relax on your private veranda overlooking the sparkling new resort style pool (to be completed in August) and racquet facilities.
Take a refreshing dip, challenge friends to a game, or simply soak up the Florida sunshine.

This beautifully appointed condo offers the perfect blend of comfort and convenience:

- **Peace of mind**: New hurricane shutters and windows provide added security during storm season.
- **Chef's delight**: Prepare delicious meals in the fully equipped kitchen with a breakfast nook. Enjoy separate dining space for hosting memorable gatherings.
- **Unwind and entertain:** The spacious living room boasts a large TV for movie nights and gatherings. Air conditioning and ceiling fans ensure year-round comfort.
- **Sweet dreams**: The primary bedroom features a king-size bed and an en-suite bathroom with a walk-in closet. The guest bedroom provides comfortable sleeping arrangements with two full beds.
- **Modern conveniences**: In-unit washer and dryer, cable, WiFi, storage space, and a covered parking spot are all included for your ease.

This prime location offers the best of both worlds:

- Steps away from the pool and racquet facilities.
- Short walk to the golf course and clubhouse. Perfect for honing your swing or enjoying social events.
- Don't miss this opportunity to live the Florida dream! Contact us today to schedule a viewing.

Sorry: no smoking, no pets.

Monthly Rates or Selling Price:

Availability and Monthly Rates: 2024-2025

2024	**2025**
September—December: $2,500	January—March: Rented
	April: $6,000
	May—September $3,000
	October—December $3,000

Additional Fees:

$150 HOA Application fee 11.5% Florida tax

$1,000/security deposit

$160 exit cleaning fee

There is a $650 + tax transfer fee (optional golf & country club access)

Jim Deloria
518-487-8572
jimdeloria1@gmail.com