

# FOR RENT

CONDO

9200 HIGHLAND WOODS BLVD. #1301

This beautiful beachy, east coast feel condo will make you smile and unwind each time you walk in the door! It's a bright and spacious end unit with vaulted ceilings located on the top floor of Heathermoor I, featuring two large bedrooms, two full baths, an eat-in kitchen, dining room, living room, laundry room and screened lanai. The condo has been updated extensively with new appliances, furnishings, cabinetry, paint, flooring, lighting, windows and beautiful artwork from local artists. You will find a queen bed in the master bedroom with ensuite, walk-in closet, and TV; two twin beds in the guest bedroom; and queen sofa bed and TV in the living room. Washer, dryer, dishwasher, WIFI, cable, and all utilities included, with a storage closet on the ground floor and one covered parking spot. The condo unit has elevator access and is a short walk to the clubhouse, championship golf, pools, fitness center, driving range, pickleball, tennis and bocce courts.

This friendly and active gated community is three miles from Barefoot Beach and Bonita Beach where the sunset views are spectacular. It is close to delicious restaurants, shops, Miramar outlets, JetBlue Park, and theaters. There are also grocery stores within walking distance and an incredible farmers market across the road on Saturdays from October to May.

## 2025 Availability :

|            |                   |
|------------|-------------------|
| May        | \$3,200           |
| June– Sept | \$2,200 Per Month |
| Oct—Nov    | \$3,400 Per Month |
| Dec        | \$4,500           |

## **Additional Fees and Taxes:**

\$150 HOA application fee

\$1000 reservation deposit upon signing

\$1000 security deposit (refundable)

11.5% State & County taxes (for rentals less than six months)

\$150 exit cleaning fee

Golf Club Membership transfer fee (optional)



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