

G5079195 39100 GRIFFIN LNDG, LADY LAKE, FL 32159

County: Lake
Subdiv: HARBOR HILLS UNIT 01
Subdiv/Condo:
Style: Residential
On Market Date: 03/02/2024
Total Acreage: 1/2 to less than 1
Price Per Acre: \$175,735.00
For Lease: No

Status: Active
List Price: \$119,500

Special Sale: None
ADOM: 4
CDOM: 4
Pets: Breed Restrictions, Cats OK, Dogs OK, Number Limit

Are you looking for a friendly neighborhood where you can build a home to call your own? An all-age gated community where you can bring your builder or use the excellent builder available in Harbor Hills. The lot is .68 acres, and the back of the property has a natural setting. Imagine having morning coffee on your east-facing backyard lanai as the sun rises. Harbor Hills is a community situated on one of the highest elevations in Central Florida and has a canal leading into Lake Griffin. It is close to shopping, hospitals, and entertainment. There is a Country club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball, and social clubs available for Club Members. Memberships are available separately. The Villages is approximately 8 minutes, Leesburg is 15 minutes, Ocala is 45 minutes, Disney World is 1 hour, and Tampa is 2 hours away, from Harbor Hills. The property is in the state's center, giving easy access to both coasts.

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS UNIT 1 LOT 5 BLK G PB 30 PGS 13-27 ORB 5928 PG 1725

SE/TP/RG: 13-18S-24E

Subdivision #:

Between US 1 & River:

Tax ID: [13-18-24-0500-00G-00500](#)

Taxes: \$793

Homestead:

CDD:

AG Exemption YN:

Alt Key/Folio #:

Add Parcel: No

of Parcels:

Ownership: Fee Simple

Book/Page: 30-13-27

Lot Dimensions: 128X254X110X303

Water Frontage: No

Water Access: Yes-Lake - Chain of Lakes, Limited Access

Water View: No

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available

Water: Public

Sewer: Septic Needed

Road Surface Type: Asphalt

Road Responsibility: Private Maintained Road

Zoning: PUD

Future Land Use:

Zoning Comp:

Tax Year: 2023

Annual CDD Fee:

Development:

Additional Tax IDs:

Complex/Comm Name:

Land Lease Fee:

Lot Size Acres: 0.68

Waterfront Ft: 0

Water Name: LAKE GRIFFIN

Water Extras: Yes-Private Lake Dues Required

Block/Parcel: 00G

Front Footage: 0

Front Exposure: West

Lot #: 5

Subdiv/Condo:

Flood Zone: X

Lot Size: 29,766 SqFt / 2,765 SqM

Community Information

Community Features: Curbs, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf Community, No Truck/RV/Motorcycle Parking, Sidewalk

Comm/Assoc Water Feat: Private Boat Ramp

HOA / Comm Assn: Yes

HOA Fee: \$369

Master Assn/Name: No

Pet Size: Extra Large (101+ Lbs.)

Max Pet Wt:

Elementary School: [Villages Elem of Lady Lake](#)

Amenities w/Addnl Fees: Country club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball & participation in clubs by Club Members only. Call 352-753-7000 for rates.

Elite/Social and Golf memberships available. New Owners have required Orientation

HOA Pmt Sched: Quarterly

Master Assn Fee:

of Pets: 2

Pet Restrictions: SEE HOA

Middle School: [Carver Middle](#)

Mo Maint\$(add HOA):

Master Assn Ph:

High School: [Leesburg High](#)

Association Amenities: Fence Restrictions, Gated, Golf Course, Security

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