

G5078297 5236 ISLAND TERRACE CT, LADY LAKE, FL 32159



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS
Subdiv/Condo:
Beds: 3, **Baths:** 2/0
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 2
Max Times per Yr: 2
Home Warranty Y/N:No
New Construction: No
Total Annual Assoc Fees:2,018.92
Average Monthly Fees:168.24

Status: Active
List Price: \$439,998
LP/SqFt: \$211.23
Year Built: 2007
ADOM: 47 **CDOM:** 47
Heated Area:2,083 SqFt / 194 SqM
Total Area: 2,924 SqFt / 272 SqM
Total Acreage: 1/4 to less than 1/2
Lot Features: Cul-De-Sac, Landscaped, Sidewalks, Street Paved
Flood Zone Code:X

PRICE IMPROVEMENT!!! Come see this Bright and Welcoming home! 8 ft doors, arched doorways, rounded corners, and soaring ceilings, fill the home with Florida sunshine. The Great room with a generous dining area leads you into the large Florida Room with a view of a beautifully landscaped yard. The kitchen is so functional with Corian countertops, a matching suite of appliances, 42-inch cabinets, and a delightful eating area with a closet pantry. The floors in the home are easy-care ceramic tile or Wood Look laminate for beauty and durability. Two bedrooms share a full bath on one side of the home while the Primary bedroom (15 x 16) is located opposite. The Primary bath has 2 sinks and counters, a large walk-in shower, tile floors, a comfortable garden tub, and 2 closets along with a bay window facing the yard. Don't forget the office with French doors. A 2 car garage provides space for everyone. The pergola covering the patio at the back of the house is sure to be one of your favorite features. Harbor Hills is an all-age, 24-hour guard gated 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 home is in the state's center, giving easy access to both coasts.

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS PHASE 5 PB 56 PG 66-71 LOT 2 BLK E ORB 4732 PG 926
SE/TP/RG: 13-18S-24E
Subdivision #:
Between US 1 & River:
Tax ID: [13-18-24-0522-00E-00200](#)
Taxes: \$3,166
Homestead: Yes **CDD:** No
AG Exemption YN:
Ownership: Fee Simple
Bldg Name/#:
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions:
Water Access: Yes-Lake - Chain of Lakes
Zoning: PUD
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:
Development:
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Total Units:
Lot Size Acres: 0.47
Water Name: LAKE GRIFFIN
Water Extras: Yes-Private Lake Dues Required
Block/Parcel: 00E
Book/Page: 56-66-71
Front Exposure: North
Lot #: 2
Other Exemptions:
Subdiv/Condo:
Planned Unit Dev:
Census Tract:
Lot Size: 20,270 SqFt / 1,883 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Cable Available, Electricity Connected, Sprinkler Meter, Underground Utilities, Water Connected
Sewer: Septic Tank
Water: Public
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Public Records
Appliances Incl: Dishwasher, Electric Water Heater, Microwave, Range
Flooring Covering: Ceramic Tile, Laminate
Interior Feat: Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Great Room	First		Laminate		
Kitchen	First		Ceramic Tile		Breakfast Bar
Dinette	First		Ceramic Tile		
Primary Bedroom	First		Laminate	Walk-in Closet	
Bedroom 2	First		Laminate	Built-in Closet	
Bedroom 3	First		Laminate	Built-in Closet	
Office	First		Laminate		
Florida Room	First		Ceramic Tile		

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Foundation: Slab
Property Description:
Ext Features: Garden, Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered
Pool: None
View: Garden
Road Surface Type: Concrete
Garage Dim: , **Attached Garage Y/N:**Yes
Property Attached:
Architectural Style:Florida
Pool Dimensions:
Vegetation: Fruit Trees, Trees/Landscaped

Green Features

Community Information

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

Fee Includes: 24-Hour Guard, Private Road, Security

HOA / Comm Assn: Yes **HOA Fee:** \$504.73 / Required

Monthly HOA Amount: \$168

Pet Size: Extra Large (101+ Lbs.)

Max Pet Wt:

Elementary School: Villages Elem of Lady Lake

Association Approval Required: No

Lease Restrictions: No

Additional Lease Restrictions: Must do orientation and purchase a transponder for entrance to the community.

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

Association/Manager Name: SENTRY MGMT/ HOLLY NICHOLS

Association Email: hnichols@sentrymgt.com

Master Assn/Name: No

HOA Pmt Sched: Quarterly

Other Fee:

of Pets: 2

Pet Restrictions: SEE HOA

Middle School: Carver Middle

Mo Maint\$(add HOA):

Housing for Older Per: No

High School: Leesburg High

Years of Ownership Prior to Leasing Required: No

Number of Ownership Years Prior to Lease: 0

Association/Manager Contact Phone: 3523908916

Association URL: harborhillshoa.com

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Association URL: harborhillshoa.com

Association URL: harborhillshoa.com

Master Assn Fee:

Master Assn Ph:

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