

**G5076074 39127 HARBOR HILLS BLVD, LADY LAKE, FL 32159**



**County:** Lake  
**Property Style:** Single Family Residence  
**Subdiv:** HARBOR HILLS UNIT 01  
**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:** \$450,000  
**LP/SqFt:** \$186.10  
**Year Built:** 2002  
**ADOM:** 146 **CDOM:** 146  
**Heated Area:**2,418 SqFt / 225 SqM  
**Total Area:** 3,520 SqFt / 327 SqM  
**Total Acreage:** 1/2 to less than 1  
**Lot Features:**  
**Flood Zone Code:**X

NEW PRICE AND A NEW ROOF! DO NOT delay visiting THIS GORGEOUS GOLF COURSE HOME on 15th Fairway nestled in the charming community of Harbor Hills. This captivating golf course home boasts stunning views of mature trees and the lush greenery of the fairway. Step into the inviting Living Room, where sliding doors open to reveal the expansive screened lanai, offering a seamless transition between indoor and outdoor living spaces. The adjacent dining room, with its large window overlooking the front of the home, flows effortlessly from the living area. A conveniently located office, complete with a closet, awaits at the front of the house. The spacious kitchen is a chef's delight, featuring a closet pantry, granite countertops, and ample 42" cabinets. Enjoy preparing meals and entertaining in the eat-in kitchen, which boasts a large window and direct access to the lanai. The Owner's retreat is a private oasis, offering panoramic views of the backyard, space for a cozy seating area, and access to the lanai via sliding doors. Additional highlights include a tray ceiling and a generous walk-in closet. The luxurious Owner's Bath features a garden tub, separate shower, dual sinks, and plenty of cabinet storage. Two additional bedrooms, located on the opposite side of the Owner's retreat, provide comfort and convenience for family or guests. The second bedroom boasts a mini-suite with a full bath and a spacious closet, while the third bedroom also has access to the full bath. Completing the interior space is a large laundry room with ample storage. The 2-car garage includes a separate door for the golf cart garage. Outside, the backyard is perfect for relaxing and enjoying the natural beauty. And the golf course view is perfect! Harbor Hills is an exclusive, 24-hour guard-gated community situated on one of the highest elevations in Central Florida, with a canal leading into Lake Griffin. Residents enjoy proximity to shopping, hospitals, and entertainment, as well as access to a wide range of amenities including a country club, golf course, tennis courts, pool, racquetball, fitness center, boat dock, pickleball, and various social clubs (memberships available separately). Conveniently located, The Villages is approximately 8 minutes away, Leesburg 15 minutes, Ocala 45 minutes, Disney World 1 hour, and Tampa 2 hours from Harbor Hills, providing easy access to both coasts of the state. Don't miss your chance to experience the beauty and luxury of this exceptional home. Schedule your viewing today! One or more photo(s) has been virtually staged.

**Land, Site, and Tax Information**

**Legal Desc:** HARBOR HILLS UNIT 1 LOT 11 BLK N PB 30 PGS 13-27 ORB 3545 PG 877  
**SE/TP/RG:** 13-18-24  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [13-18-24-0500-00N-01100](#)  
**Taxes:** \$5,494  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Ownership:** Fee Simple

**Bldg Name/#:**  
**Total # of Floors:**  
**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:** 12/18/2012  
**Floor #:**  
**Census Block:**  
**Total Units:**  
**Lot Size Acres:** 0.61 **Lot Size:** 26,477 SqFt / 2,460 SqM  
**Water Name:** LAKE GRIFFIN  
**Water Extras:** Yes-Private Lake Dues Required

**Block/Parcel:** 00N  
**Book/Page:** 30-13-27  
**Front Exposure:** East  
**Lot #:** 11  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Planned Unit Dev:**  
**Census Tract:** 304.10

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sprinkler Meter, Street Lights, 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, Refrigerator  
**Flooring Covering:** Carpet, Ceramic Tile  
**Interior Feat:** Ceiling Fans(s), High Ceiling(s), Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	17x21	Carpet		
Dining Room	First	10x12	Carpet		
Kitchen	First	11x12	Ceramic Tile		Granite Counters
Dinette	First	11x11	Ceramic Tile		
Bedroom 2	First	11x12	Carpet	Walk-in Closet	
Bedroom 3	First	12x12	Carpet	Walk-in Closet	
Primary Bedroom	First	15x16	Carpet	Walk-in Closet	
Office	First	11x12	Carpet		

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Irrigation System, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

**Assigned Spcs:**  
**Garage Dim:** , **Attached Garage Y/N:**Yes  
**Property Attached:**  
**Architectural Style:**

**Pool:** None

**Pool Dimensions:**

**Road Surface Type:** Paved

**Green Features**

**Community Information**

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

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

**HOA / Comm Assn:** Yes

**HOA Fee:** \$504.73 / Required

**HOA Pmt Sched:** Quarterly

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:** \$168

**Other Fee:**

**Housing for Older Per:** No

**Pet Size:** Extra Large (101+ Lbs.)

**# of Pets:** 2

**Max Pet Wt:**

**Pet Restrictions:** See HOA

**Elementary School:** Villages Elem of Lady Lake

**Middle School:** Carver Middle

**High School:** Leesburg High

**Association Approval Required:** No

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** No

**Number of Ownership Years Prior to Lease:** 0

**Approval Process:** 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 current rates. Elite/Social & Golf memberships available. New Owners have required Orientation

**Association/Manager Name:**Holly Nichols/ Sentry Mgt

**Association/Manager Contact Phone:**3523908916

**Association Email:**hnichols@sentrymgt.com

**Association URL:**harborhillshoa.com

**Master Assn/Name:**No

**Master Assn Fee:**

**Master Assn Ph:**

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