

**G5081367 5326 GROVE MNR, LADY LAKE, FL 32159**



**County:** Lake  
**Property Style:** Single Family Residence  
**Subdiv:** HARBOR HILLS/THE GROVE  
**Subdiv/Condo:**  
**Beds:** 2, **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:**880.00  
**Average Monthly Fees:**73.33

**Status:** Active  
**List Price:** \$299,998  
**LP/SqFt:** \$222.39  
**Year Built:** 1998  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:**1,349 SqFt / 125 SqM  
**Total Area:** 2,183 SqFt / 203 SqM  
**Total Acreage:** 1/4 to less than 1/2  
**Lot Features:** Landscaped, Near Golf Course, Sidewalks, Street Paved  
**Flood Zone Code:**x

"Charming" describes this 2 bedroom, 2 bath home with an open floor plan and enclosed lanai located in the quiet community of Harbor Hills. The covered front porch leads you into the foyer of the home and the Great Room with views of the garden. Wood floors and volume ceilings complement the space which flows into the kitchen and a large eating area. The kitchen has a breakfast bar where guests can sit and enjoy conversations with the Chef in your family. The eating area has a large window for light, a stylish light fixture, and room to entertain. The Primary bedroom is so relaxing with 2 windows, a walk-in closet, and attached to the primary bath with double sinks, a large mirror, and an attractive light fixture. The 2nd bedroom is located on the other side of the home for privacy and is located next to the 2nd full bathroom. The lanai is large and has glass windows and peaceful landscaped views. The tile floor is attractive and makes cleaning a breeze. The backyard features a patio area great for grilling, or just relaxing with a big glass of sweet tea. An inside laundry room with shelves leads to the 2-car garage. The home sits on a generous lot with mature trees and palms. 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. This "Right-sized" home is what you have been looking for, come visit today!

**Land, Site, and Tax Information**

**Legal Desc:** THE GROVE AT HARBOR HILLS SUB LOT 68 PB 37 PGS 40-42 ORB 5437 PG 1225

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

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** [13-18-24-0400-000-06800](#)

**Taxes:** \$2,456

**Homestead:** Yes

**CDD:** No

**AG Exemption YN:**

**Ownership:** Fee Simple

**Bldg Name/#:**

**Total # of Floors:** 1

**Land Lease Y/N:** No

**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:** 0.29

**Water Name:** LAKE GRIFFIN

**Water Extras:** Yes-Private Lake Dues Required

**Block/Parcel:** 000

**Book/Page:** 37-40-42

**Front Exposure:** North

**Lot #:** 68

**Other Exemptions:**

**Subdiv/Condo:**

**Planned Unit Dev:**

**Census Tract:**

**Lot Size:** 12,602 SqFt / 1,171 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

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Closet Type**

**Features**

Great Room

First

Wood

Ceiling Fan(s)

Primary Bedroom

First

Carpet

Walk-in Closet

Kitchen

First

Wood

Closet Pantry

Bedroom 2

First

Carpet

Built-in Closet

Dinette

First

Wood

**Appliances Incl:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Flooring Covering:** Carpet, Wood

**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

**# of Wells:**

**# of Septics:**

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Foundation:** Slab

**Property Description:**

**Ext Features:** Irrigation System, Sidewalk, Sliding Doors

**Pool:** None

**View:**

**Road Surface Type:** Concrete

**Assigned Spcs:**

**Garage Dim: , Attached Garage Y/N:**Yes

**Property Attached:**

**Architectural Style:**Florida

**Pool Dimensions:**

**Vegetation:** Mature

Landscaping, Trees/Landscaped

**Green Features**

**Community Information**

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

**Comm/Assoc Water Feat:** Private Boat Ramp

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

**HOA / Comm Assn:** Yes      **HOA Fee:** \$220.00 / Required

**Monthly HOA Amount:** \$73

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

**Max Pet Wt:**

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

**Association Approval Required:** Yes

**Lease Restrictions:** Yes

**Approval Process:** Any rental candidate needs to be approved by the board.

**Additional Lease Restrictions:** The Grove in Harbor Hills limits the % of homes which may be rented. (They are currently at the maximum) Please see The Grove's HOA documents for more clarification... <http://thegrove.homeviewfla.com/>

**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:** MICHELLE POGUE

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

**Master Assn/Name:** No

**HOA Pmt Sched:** Quarterly

**Other Fee:**

**# of Pets:** 2

**Pet Restrictions:** SEE HOA

**Middle School:** Carver Middle

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

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

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

**Housing for Older Per:** No

**High School:** Leesburg High

**Association/Manager Contact Phone:** 3523435706

**Association URL:** <https://thegrovehh.org>

**Master Assn Fee:**

**Master Assn Ph:**

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