



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:
New Construction: No
Total Annual Assoc Fees: 2,018.92
Average Monthly Fees: 168.24

Status: Active
List Price: \$399,998
LP/SqFt: \$227.01
Year Built: 2007
ADOM: 0 **CDOM:** 0
Heated Area: 1,762 SqFt / 164 SqM
Total Area: 2,928 SqFt / 272 SqM
Total Acreage: 1/2 to less than 1
Lot Features:
Flood Zone Code: X

Palm trees and Magnolias welcome you to this well-maintained, one-owner home in Harbor Hills. Welcome to the covered porch where evening drinks are enjoyed. Then, step into the Great Room with high ceilings, crown molding, wood floors, and views to the screened lanai. The dining room has 3 large windows, a stylish chandelier, and plenty of room for your special dinner guests. The Kitchen has a stainless GAS stove, microwave, refrigerator and dishwasher along with easy care Corian counters and tile floor. The dinette has 3 large windows with plantation shutters and a view out the sliding door to the lanai. There is even a Closet Pantry for more storage options. The Primary bedroom has a tray ceiling, ceiling fan, and bump-out windows that add character and plenty of room for large furniture. The primary bath has a tub, a separate shower stall, and 2 Sinks with separate cabinets and generous counters. The 2 additional bedrooms have nice-sized closets, and large windows to let in the Florida sunshine. A 2nd full bath is located by the bedrooms. A laundry room with a sink and wood cabinets lead to the large garage. The garage is very deep and includes cabinets and one workbench. The Lanai is a lovely place to have morning coffee and watch the sunrise. There is room for a table, chairs, plants, and that special relaxing chair you have always wanted. An open patio adjoins the lanai and is great for the grill, smoker and sitting back and enjoying your 1/2 acre knowing your roof was replaced in 2022 and the AC in 2017. The owners love all the special touches in their home including high ceilings and crown molding, but their favorite feature is "The Neighbors". Come see this loved home in a great community today!

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS UNIT 1 LOT 4 BLK Q PB 30 PGS 13-27 ORB 3369 PG 1264 ORB 5312 PG 2155

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

Subdivision #:

Between US 1 & River:

Tax ID: [13-18-24-0500-00Q-00400](#)

Taxes: \$3,004

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: 0.50

Water Name: LAKE GRIFFIN

Water Extras: Yes-Private Lake Dues Required

Block/Parcel: 00Q

Book/Page: 30-13-27

Front Exposure: West

Lot #: 4

Other Exemptions:

Subdiv/Condo:

Planned Unit Dev:

Census Tract:

Lot Size: 21,787 SqFt / 2,024 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: Cable Available, Electricity Connected, Phone Available, Propane, 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

Living Room

First

Wood

Primary Bedroom

First

Laminate

Walk-in Closet

Kitchen

First

Ceramic Tile

Closet Pantry

Bedroom 2

First

Laminate

Built-in Closet

Bedroom 3

First

Laminate

Built-in Closet

Dining Room

First

Wood

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

Flooring Covering: Ceramic Tile, Laminate, Wood

Interior Feat: Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Primary Bedroom Main Floor, Solid Wood Cabinets, Walk-In Closet(s)

of Wells:

of Septics:

Exterior Information

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Description:

Ext Features: Garden, Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered

Pool: None

Road Surface Type: Paved

Assigned Spcs:

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

Property Attached:

Architectural Style:

Pool Dimensions:

Green Features

Community Information

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

Comm/Assoc Water Feat: Private Boat Ramp

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: Renters have required Orientation
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:Holly Nichols/ Sentry Mgt
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 **High School:** Leesburg High
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
Association/Manager Contact Phone:3523908916
Association URL:harborhillshoa.com
Master Assn Fee: **Master Assn Ph:**

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