



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS UNIT 01
Subdiv/Condo:
Beds: 4, **Baths:** 3/0
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 3
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: \$540,000
LP/SqFt: \$190.48
Year Built: 1990
ADOM: 0 **CDOM:** 0
Heated Area: 2,835 SqFt / 263 SqM
Total Area: 4,069 SqFt / 378 SqM
Total Acreage: 1/2 to less than 1
Lot Features:
Flood Zone Code: X

This custom-built home is a golfer's paradise! As you step into the spacious living room, you are greeted by sliding doors leading to a screened lanai offering expansive views of the golf course, a tranquil pond, and the distant beauty of Lake Griffin. The dining room boasts elegant plantation shutters and a striking arched window. The kitchen is a chef's delight, featuring abundant cabinets, modern stainless-steel appliances, and a cozy eating area perfect for savoring your morning coffee while taking in the scenic vista. Connecting to the kitchen is the family room, complete with bookcases, a fireplace, a skylight, and a wall of sliding doors opening to the captivating, screened patio. The primary bedroom easily accommodates a king-size bed and a full set of bedroom furniture, with a sliding door providing access to the lanai. The primary bath boasts a luxurious garden tub, dual sinks with ample counter and cabinet space, and a spacious walk-in shower. On the opposite side of the home, two secondary bedrooms share a bath and can be separated by a convenient pocket door. The fourth bedroom features built-in cabinets, bookcases, and a private bath with direct access to the lanai. Situated on a generous 0.72-acre lot overlooking the Harbor Hills golf course, this home offers privacy and serenity. Imagine hosting dinners with friends on the expansive screened lanai equipped with a sink and counter area. The laundry room is exceptional, with extra cabinets and storage space, leading into the three-car garage. Harbor Hills is an all-age, 24-hour guard-gated community perched on one of the highest elevations in Central Florida, with a canal leading to Lake Griffin. Residents may purchase membership to a country club, golf course, tennis courts, pool, fitness center, boat dock, racquetball, pickleball, and various social clubs (memberships available separately). Conveniently located near shopping, hospitals, and entertainment, this home provides easy access to The Villages (8 minutes), Leesburg (15 minutes), Ocala (45 minutes), Disney World (1 hour), and Tampa (2 hours). Located at the state's center, this home offers convenient access to both coasts. If you're ready to personalize a home with stunning golf course views, mature landscaping, four bedrooms, three baths, a spacious lanai, and a three-car garage, don't miss the opportunity to see this remarkable property today!

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS UNIT 1 LOT 7 BLK L PB 30 PGS 13-27 ORB 1851 PG 1168 ORB 1883 PG 321 ORB 2535 PG 936 ORB 5940 PG 1139
SE/TP/RG: 13-18-24
Subdivision #:
Between US 1 & River:
Tax ID: [13-18-24-0500-00L-00700](#)
Taxes: \$6,990
Homestead: Yes **CDD:** No
AG Exemption YN:
Alt Key/Folio #: 3268041
Ownership: Fee Simple

Zoning: PUD
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:
Development:

Block/Parcel: 00L
Book/Page: 30-13-27
Front Exposure: West
Lot #: 7
Other Exemptions:
Subdiv/Condo:

Complex/Comm Name:
Flood Zone Date: 12/18/2012
Floor #:
Census Block:
Total Units:
Lot Size Acres: 0.72
Water Name: LAKE GRIFFIN
Water Extras: Yes-Private Lake Dues Required

Planned Unit Dev:
Census Tract: 304.10
Lot Size: 31,430 SqFt / 2,920 SqM

Bldg Name/#:
Total # of Floors:
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions:
Water Access: Yes-Lake - Chain of Lakes

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: Yes-Family Room
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Flooring Covering: Ceramic Tile
Interior Feat: Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Skylight(s), Split Bedroom, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First		Ceramic Tile		
Dining Room	First		Ceramic Tile		
Primary Bedroom	First		Ceramic Tile	Walk-in Closet	
Primary Bathroom	First		Ceramic Tile		Tub with Separate Shower Stall
Kitchen	First		Ceramic Tile		Breakfast Bar
Dinette	First		Ceramic Tile		
Bedroom 2	First		Ceramic Tile	Built-in Closet	
Bedroom 3	First		Ceramic Tile	Built-in Closet	
Bedroom 4	First		Ceramic Tile	Built-in Closet	
Balcony/Porch/Lanai	First		Concrete		

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Foundation: Slab

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

Property Description:

Architectural Style:

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

Pool: None

Pool Dimensions:

Road Surface Type: Paved

Green Features

Community Information

Community Features: Deed Restrictions, Gated Community - Guard, 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: \$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

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 current rates. Elite/Social and 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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