



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS
Subdiv/Condo:
Beds: 3, **Baths:** 2/0
Pool: Private
Garage: Yes **Attch:** Yes **Spcs:** 2
Max Times per Yr: 2
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 4,298.92
Average Monthly Fees: 358.24

Status: Active
List Price: \$647,900
LP/SqFt: \$272.46
Year Built: 2020
ADOM: 12 **CDOM:** 376
Heated Area: 2,378 SqFt / 221 SqM
Total Area: 3,418 SqFt / 318 SqM
Total Acreage: 1/4 to less than 1/2
Lot Features: Landscaped, Near Golf Course, Near Marina, Sidewalks, Street Paved
Flood Zone Code: X

One or more photo(s) has been virtually staged. PRICE IMPROVEMENT! Exquisite 3-bedroom Home with Pool, Den, and Golf Cart Garage that is Better than NEW! Welcome to this stunning, meticulously maintained home, built in 2020, featuring 2,378 sq ft of elegant living space on a large 0.42-acre lot. This original owner property showcases impeccable attention to detail, offering 3 spacious bedrooms, 2 full baths, and a den with French doors, perfect for a home office. Highlights of this Home Include a Gourmet Kitchen with granite countertops, wood cabinetry, stainless steel appliances, a walk-in pantry, and a light-filled breakfast nook with plantation shutters. The open floor plan seamlessly connects the kitchen to the large, inviting Great Room. The Great Room has beautiful tile floors, a tray ceiling with crown molding, stackable sliding doors leading to the screened lanai and pool area, and abundant natural light—perfect for entertaining or relaxation. The Den/Office is a cozy retreat featuring plantation shutters, plush carpeting, and full glass French doors, offering a private, peaceful workspace. The Luxurious Primary Suite is Spacious enough for a king-sized bedroom set, with two large walk-in closets, crown molding, an elegant ceiling fan, and direct access to the pool and lanai. The Spa-Like Primary Bath features Two separate vanities, a huge open shower stall, a linen closet, and chic lighting, making this bathroom a serene escape. The two Additional Bedrooms are generously sized rooms with ample closets, plantation shutters, and large windows that bathe the spaces in natural light. A full bath is conveniently located between the bedrooms. And since this is Florida your Outdoor Oasis awaits. The screened lanai and saltwater pool with heat pump ensures year-round enjoyment. Paver flooring and privacy landscaping create a peaceful outdoor living space with eastern exposure, perfect for enjoying beautiful Florida sunrises. Additional Features include an Inside laundry with utility sink and cabinets, a two-car garage with a separate golf cart garage, and additional access to the side yard. Situated on a beautifully landscaped lot with trees and privacy hedges, this home offers tranquility and luxury living in one. The east-facing pool is perfect for enjoying the morning sun and big sky views. 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. As a Country Club member, you will have access to the Country Club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball, and social clubs. 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. Don't miss out on this extraordinary home—schedule your private showing today!

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS PHASE 6B PB 69 PG 1-2 LOT 134 ORB 5611 PG 739

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

Subdivision #:

Between US 1 & River:

Tax ID: [13-18-24-0525-000-13400](#)

Taxes: \$6,190

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 241813052500013400

Ownership: Fee Simple

Zoning:

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2023

Annual CDD Fee:

Development:

Block/Parcel: 000

Book/Page: 69-1-2

Front Exposure: West

Lot #: 134

Other Exemptions:

Subdiv/Condo:

Complex/Comm Name:

Flood Zone Date:

Floor #:

Census Block:

Total Units:

Lot Size Acres: 0.42

Water Name: LAKE GRIFFIN

Water Extras: Yes-Private Lake Dues Required

Planned Unit Dev:

Census Tract:

Lot Size: 18,284 SqFt / 1,699 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, 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, Disposal, Dryer, Electric Water

Heater, Microwave, Range, Refrigerator, Washer

Flooring Covering: Carpet, Ceramic Tile

Interior Feat: Crown Molding, Eating Space In Kitchen, Primary

Bedroom Main Floor, Split Bedroom, Stone Counters, Tray

Ceiling(s), Walk-In Closet(s), Window Treatments

of Wells:

of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First		Ceramic Tile		
Primary Bedroom	First		Carpet	Walk-in Closet	En Suite Bathroom
Primary Bathroom	First		Ceramic Tile	Linen Closet	Water Closet/Priv Toilet
Bedroom 2	First		Carpet	Built-in Closet	
Bedroom 3	First			Built-in Closet	
Study/Den	First		Carpet		
Kitchen	First		Ceramic Tile		Pantry
Laundry	First		Ceramic Tile		
Balcony/Porch/Lanai	First				

Exterior Information

Ext Construction: Block, Stucco

Roof: Shingle

Assigned Spcs:

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

Foundation: Slab
Property Description:
Ext Features: Sidewalk, Sliding Doors, Sprinkler Metered
Pool: Private
Pool Features: Deck, Gunite/Concrete, Heated, In Ground, Salt Water, Screen Enclosure
View:
Road Surface Type: Paved

Property Attached:
Architectural Style: Florida

Pool Dimensions:
Spa: No
Vegetation: Trees/Landscaped

Green Features

Community Information

Community Features: Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf Community, No Truck/RV/Motorcycle Parking
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:** \$190 / Monthly **Housing for Older Per:** No
Pet Size: Extra Large (101+ Lbs.) **# of Pets:** 2 **Pet Restrictions:** See HOA Restrictions
Max Pet Wt: **Middle School:** Carver Middle **High School:** Leesburg High
Elementary School: Villages Elem of Lady Lake **Years of Ownership Prior to Leasing Required:** No
Association Approval Required: Yes **Number of Ownership Years Prior to Lease:** 0
Lease Restrictions: Yes
Approval Process: Must do Orientation and purchase gate transponder
Additional Lease Restrictions: See HOA restrictions
Amenities w/Addnl Fees: Country club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball & participation in clubs by Club Members only. This home requires Elite/Social membership Call 352-753-7000 for more information. New Owners have required Orientation
Association/Manager Name: OLIVIA ARELQUIN/SENTRY MGT **Association/Manager Contact Phone:** 352-753-7000
Association Email: tavares@sentrymgt.com **Association URL:** harborhillshoa.com
Master Assn/Name: No **Master Assn Fee:** **Master Assn Ph:**

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