

**G5091227 6220 TOPSAIL RD, LADY LAKE, FL 32159**

**County:** Lake  
**Property Style:** Villa  
**Subdiv:** HARBOR HILLS UNIT 02A  
**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:** 2,185.36  
**Average Monthly Fees:** 182.11

**Status:** Active  
**List Price:** \$289,500  
**LP/SqFt:** \$193.00  
**Year Built:** 1995  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:** 1,500 SqFt / 139 SqM  
**Total Area:** 2,282 SqFt / 212 SqM  
**Total Acreage:** 0 to less than 1/4  
**Lot Features:**  
**Flood Zone Code:** x

Light and Bright are the best words to describe this lovely two-bedroom, two-bath villa located in the all-age, guard-gated community of Harbor Hills. Leading up to the home, you will notice the easy-care landscaping and attractive brick pavers leading to the front door. Walking in, you will be greeted by an open great room with hardwood floors, high ceilings, and attractive lighting fixtures. The kitchen boasts stainless steel appliances, lots of cabinets, and even a closet pantry. The laundry room has an updated washer and dryer for your convenience. The Owner's retreat is large and has a door to the screened patio, a huge closet, and windows to bring in the Florida Sunshine. The owner's bath features a large walk-in shower and double sinks. The second bedroom includes a full bath with a tub, a large closet, and even a refreshment bar. You will be delighted with the screened porch and outdoor area, which are filled with peace and privacy since no homes are directly behind you. For your peace of mind, the roof was replaced in 2020, and the HVAC in 2019. Harbor Hills is an all-age, 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 and the Villages is 5 miles away. Country club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball & participation in clubs are available for Club Members. Memberships are available separately. Hurry, this won't last!

**Land, Site, and Tax Information****Legal Desc:** HARBOR HILLS UNIT 2A LOT 32 BLK B PB 32 PGS 73-74 ORB 5526 PG 775**SE/TP/RG:** 13-18S-24E**Subdivision #:****Between US 1 & River:****Tax ID:** 13-18-24-0515-00B-03200**Taxes:** \$3,773**Homestead:** No**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** 241813051500B03200**Ownership:** Fee Simple**Zoning:** PUD**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:****Development:****Block/Parcel:** 00B**Book/Page:** 32-73-74**Front Exposure:** West**Lot #:** 32**Other Exemptions:****Subdiv/Condo:****Bldg Name/#:****Total # of Floors:** 1**Land Lease Y/N:** No**Land Lease Fee:****Lot Dimensions:****Water Access:** Yes-Lake - Chain of Lakes**Complex/Comm Name:****Flood Zone Date:****Floor #:****Census Block:****Planned Unit Dev:****Census Tract:****Lot Size Acres:** 0.16**Lot Size:** 6,804 SqFt / 632 SqM**Water Name:** LAKE GRIFFIN**Water Extras:** Yes-Private Lake Dues Required**Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Sprinkler

Meter, Underground Utilities, Water Connected

**Sewer:** Public Sewer**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

Dining Room

First

Wood

Kitchen

First

Ceramic Tile

Closet Pantry

Primary Bedroom

First

Carpet

Walk-in Closet

**Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer**Flooring Covering:** Carpet, Ceramic Tile, Wood**Interior Feat:** Built in Features, Ceiling Fans(s), High Ceiling(s),

Living Room/Dining Room Combo, Open Floorplan, Primary

Bedroom Main Floor, Walk-In Closet(s), Window Treatments

**# of Wells:****# of Septics:****Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shingle**Foundation:** Slab**Property Description:****Ext Features:** Courtyard, 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

**Fee Includes:** 24-Hour Guard, Private Road, Security**HOA / Comm Assn:** Yes**HOA Fee:** \$546.34 / Required**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$182**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:** See HOA

**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:**Lara Parker Sentry Mgt

**Association/Manager Contact Phone:**352-753-7000

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

**Association URL:**harborhillshoa.com

**Master Assn/Name:**No

**Master Assn Fee:**

**Master Assn Ph:**

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