

G5087200 5159 GREENS DR, LADY LAKE, FL 32159

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: 4,645.36
Average Monthly Fees: 387.11

Status: Active
List Price: \$599,954
LP/SqFt: \$252.29
Year Built: 2020
ADOM: 142 **CDOM:** 506
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. HUGE PRICE REDUCTION ON THIS BETTER THAN NEW Exquisite 3-bedroom Home with Pool, Den, and Golf Cart Garage 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 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:** \$7,519**Homestead:** No**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** 241813052500013400**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:****Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:****Development:****Complex/Comm Name:****Flood Zone Date:****Floor #:****Census Block:****Lot Size Acres:** 0.42**Water Name:** LAKE GRIFFIN**Water Extras:** Yes-Private Lake Dues Required**Block/Parcel:** 000**Book/Page:** 69-1-2**Front Exposure:** West**Lot #:** 134**Other Exemptions:****Subdiv/Condo:****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

Foundation: Slab

Property Description:

Ext Features: Sidewalk, Sliding Doors, Sprinkler Metered

Pool: Private

Pool Features: Deck, Guniting/Concrete, Heated, In Ground, Salt Water, Screen Enclosure

View:

Road Surface Type: Paved

Assigned Spcs:

Garage Dim: , Attached Garage Y/N:Yes

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: \$546.34 / Required

Monthly HOA Amount: \$182

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: 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:Lara Parker/SENTRY MGT

Association Email:lparker@sentrymgt.com

Master Assn/Name:No

HOA Pmt Sched: Quarterly

Other Fee: \$205 / Monthly

of Pets: 2

Pet Restrictions: See HOA Restrictions

Middle School: Carver Middle

Mo Maint\$(add HOA):

Housing for Older Per: No

Years of Ownership Prior to Leasing Required: No

Number of Ownership Years Prior to Lease: 0

High School: Leesburg High

Association/Manager Contact Phone:352-753-7000x510

Association URL:harborhillshoa.com

Master Assn Fee:

Master Assn Ph:

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