

G5095047 39023 GRIFFIN LNDG, LADY LAKE, FL 32159



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS
Subdiv/Condo:
Beds: 3, **Baths:** 3/0
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 2
Max Times per Yr: 2
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 2,185.36
Average Monthly Fees: 182.11

Status: Active
List Price: \$546,000
LP/SqFt: \$192.73
Year Built: 2006
ADOM: 0 **CDOM:** 0
Heated Area: 2,833 SqFt / 263 SqM
Total Area: 4,379 SqFt / 407 SqM
Total Acreage: 1/2 to less than 1
Lot Features:
Flood Zone Code:x

Golf Course views and a large open floor plan welcome you! From the brick paver circular driveway with mature landscaping, you enter into the charming Courtyard that flows to the beautiful glass front door. Walk into the rounded foyer and you will see the Great Room with a wood-burning fireplace, accent wall, tall ceilings, crown molding, and the view into the family room and screened lanai. There are so many special touches in this home. The dining room is large, with a sun-filled window, soft soothing color, and plenty of room to entertain. Cook to your heart's content with generous counter space and a breakfast bar with attractive lighting for casual meals. The stainless appliances and French country-inspired wood cabinets will make you love this kitchen. And did I mention the large walk-in butler's pantry? The Large screened lanai gives you a view of the golf course and is great place to relax at the end of the day. The charm continues with a brick paver sitting area outside the lanai. The Master Suite features a large bedroom with high ceilings and plenty of options for furniture. There are 2 large closets. The Master bath has a jetted tub, double sinks and countertops, large walk in shower and cabinets for storage. The 2 other bedrooms are located opposite of the Master. 2 bedrooms share a Jack and Jill bath with double sinks and a large walk-in shower. The windows in the home are upgraded with a crank out feature. The Laundry room has cabinets & sink. A hall leads into the 2-car garage with an additional golf cart garage. The garage has storage galore and the golf cart garage is air-conditioned. The roof was replaced in November 2021, and the water heater, and HVAC in 2021. Washer and Dryer are included in the sale. New Refrigerator in 2025. 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. A Country club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball, and social clubs are available for Club Members. Memberships are available separately. 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.

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS UNIT 1 LOT 23 BLK G--LESS BEG AT SW COR OF LOT 23 RUN N 21DEG 48MIN 43SEC E ALONG LOT LINE BETWEEN LOTS 23 & 24 BLK G A DIST OF 235.49 FT TO N'LY COR OF LOT 23 S 39DEG 11MIN 33SEC E ALONG LOT LINE 14.59 FT S 25DEG 00MIN 35SEC W 228.77 FT TO POB-- PB 30 PGS 13-27 ORB 5805 PG 1540

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

Subdivision #:

Between US 1 & River:

Tax ID: [13-18-24-0500-00G-02300](#)

Taxes: \$7,359

Homestead: No

CDD: No

AG Exemption YN:

Alt Key/Folio #: 241813050000G02300

Ownership: Fee Simple

Zoning: PUD

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Development:

Block/Parcel: 00G

Book/Page: 30-13-27

Front Exposure: Southeast

Lot #: 23

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: 0.69

Lot Size: 29,984 SqFt / 2,786 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, Sprinkler Meter, Underground Utilities, Water Connected

Sewer: Septic Tank

Water: Public

Fireplace: Yes-Wood Burning

Heated Area Source: Public Records

Total Area Source: Public Records

Appliances Incl: Built-In Oven, Cooktop, Dishwasher, Dryer, Exhaust Fan, Microwave, Refrigerator

Flooring Covering: Ceramic Tile, Laminate

Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), High Ceiling(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

of Wells:

of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First		Ceramic Tile		
Florida Room	First		Ceramic Tile		
Primary Bedroom	First		Ceramic Tile	Walk-in Closet	
Dining Room	First		Ceramic Tile		
Bedroom 2	First		Laminate	Built-in Closet	
Bedroom 3	First		Laminate	Built-in Closet	
Kitchen	First		Ceramic Tile		
Primary Bathroom	First		Ceramic Tile		

Exterior Information

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Assigned Spcs:

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

Property Attached:

Property Description:

Ext Features: Courtyard, Garden, Irrigation System, Sidewalk, Sprinkler Metered

Pool: None

Road Surface Type: Paved

Architectural Style:

Pool Dimensions:

Green Features

Community Information

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

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: Renters have a 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 current rates.

Association/Manager Name:Sentry Mgt - Lara Parker

Association/Manager Contact Phone:352-753-7000

Association Email:lparker@sentrymgt.com

Association URL:www.harborhillshoa.com

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

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