

G5097748 5235 ISLAND TERRACE CT, LADY LAKE, FL 32159



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS PH 05
Subdiv/Condo:
Beds: 3, **Baths:** 2/1
Pool: Private
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: \$635,000
LP/SqFt: \$259.61
Year Built: 2007
ADOM: 0 **CDOM:** 0
Heated Area: 2,446 SqFt / 227 SqM
Total Area: 3,645 SqFt / 339 SqM
Total Acreage: 1/4 to less than 1/2
Lot Features: Cul-De-Sac, Near Golf Course, Street Paved
Flood Zone Code: X

An iconic palm tree and elegant paver driveway welcome you to this beautifully maintained 3-BEDROOM, 2.5-BATH POOL HOME WITH OFFICE, nestled behind a tranquil gated courtyard. Built in 2007, this home exudes warmth and sophistication from the moment you step into the grand foyer with design niches and soaring ceilings. The spacious LIVING ROOM features abundant natural light, crown molding, 5-inch baseboards, and sliding glass doors that open to the screened lanai with a sparkling saltwater pool and heated spa. Elegant tile flooring, soft designer paint tones, and custom window treatments create a perfect blend of style and comfort. The GOURMET KITCHEN is a chef's delight, showcasing granite countertops, wood cabinetry, a stylish backsplash, center island, closet pantry, and a cozy breakfast nook with triple windows offering pool and garden views. Entertain with ease in the formal DINING ROOM, complete with coffered ceiling, arched doorways, a large window, and a modern light fixture. Work from home in the PRIVATE OFFICE, highlighted by Pergo flooring, French doors, and a double window with a fan. The PRIMARY SUITE is a private retreat with three large windows, patio access, two walk-in closets, upgraded Pergo flooring, and a spa-like bath with dual vanities, soaking tub, and separate walk-in shower. BEDROOMS 2 and 3 have generous closet space and share a well-appointed bath with double sinks and a designer-tiled walk-in shower. Step outside to your private oasis—an expansive SCREENED LANAI WITH COVERED PATIO, LARGE SALTWATER POOL, AND HEATED SPA, perfect for relaxing or entertaining. The low-maintenance brick deck leads to a lush backyard with two screen doors for easy access. Additional features include a 2-car GARAGE with golf cart entrance, laundry room with sink and cabinetry, additional 1/2 bath, and a bonus flex space perfect for a hobby nook or study area. 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. There is a Country club, Golf, Tennis, Pool, Racquet Ball, Fitness Center, Boat Dock, Pickle Ball, and social clubs 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 center of the state, giving easy access to both coasts. Lovingly maintained by the original owners, this home is truly move-in ready. Come experience Florida living at its finest!

Land, Site, and Tax Information

Legal Desc: HARBOR HILLS PHASE 5 PB 56 PG 66-71 LOT 5 BLK E ORB 3524 PG 1478

SE/TP/RG: 13-18-24

Subdivision #:

Between US 1 & River:

Tax ID: [13-18-24-0522-00E-00500](#)

Taxes: \$4,086

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 3844550

Ownership: Fee Simple

Bldg Name/#:

Total # of Floors:

Land Lease Y/N: No

Land Lease Fee:

Lot Dimensions:

Water Access: Yes-Lake - Chain of Lakes

Zoning: PUD

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Development:

Complex/Comm Name:

Flood Zone Date: 12/18/2012

Floor #:

Census Block:

Lot Size Acres: 0.42

Water Name: LAKE GRIFFIN

Water Extras: Yes-Private Lake Dues Required

Block/Parcel: 00E

Book/Page: 56-66-71

Front Exposure: South

Lot #: 5

Other Exemptions:

Subdiv/Condo:

Planned Unit Dev:

Census Tract: 304.10

Lot Size: 18,141 SqFt / 1,685 SqM

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: No

Heated Area Source: Public Records

Total Area Source: Public Records

Appliances Incl: Built-In Oven, Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener

Flooring Covering: Carpet, Ceramic Tile, Laminate

Interior Feat: Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

of Wells:

of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	20x16	Ceramic Tile		
Dining Room	First	13x11	Ceramic Tile		
Primary Bedroom	First	19x17	Laminate	Walk-in Closet	Ceiling Fan(s)
Kitchen	First	13x9	Ceramic Tile		Kitchen Island
Dinette	First	13x9	Ceramic Tile		
Bedroom 2	First	12x10	Laminate	Built-in Closet	
Bedroom 3	First	12x10	Carpet	Built-in Closet	
Study/Den	First	12x11	Laminate		
Balcony/Porch/Lanai	First	27x12	Other		

Exterior Information

Ext Construction: Block, Stucco

Assigned Spcs:

Roof: Tile

Foundation: Slab

Property Description:

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

Pool: Private

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

View: Garden, Pool, Trees/Woods

Road Surface Type: Paved

Garage Dim: , Attached Garage Y/N:Yes

Property Attached:

Architectural Style:Florida

Pool Dimensions:

Spa: Yes-Heated

Vegetation: Mature Landscaping

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

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

Approval Process: Must do orientation and purchase a transponder for entrance to the community

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:Sentry Mgt- Lara Parker

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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