

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: 2,192.16
Average Monthly Fees: 182.68

Status: Active
List Price: \$599,900
LP/SqFt: \$245.26
Year Built: 2007
ADOM: 229 **CDOM:** 229
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

Elegant 3-Bed, 2.5-Bath Pool Home with Office in Harbor Hills Welcome to this beautifully maintained 3-bedroom, 2.5-bath POOL HOME with private office, tucked behind a gated courtyard in the highly desirable, 24-hour guard-gated community of Harbor Hills. Built in 2007, this home exudes timeless elegance with soaring ceilings, crown molding, designer tile, and custom finishes throughout. Enjoy a spacious living room that opens to a screened lanai with saltwater pool, heated spa, and covered patio—your private Florida oasis. The gourmet kitchen features granite counters, wood cabinets, stylish backsplash, island, and breakfast nook with garden and pool views. The primary suite is a true retreat with patio access, dual walk-in closets, and a spa-like bath with soaking tub and walk-in shower. Bedrooms 2 and 3 have ample space and share a full bath with dual sinks and upgraded tile. The home also includes a dedicated office, bonus flex space, 2-car garage + golf cart entrance, and a new HVAC (June 2025). Harbor Hills offers optional club memberships with access to golf, tennis, fitness center, pool, marina, and more. Just minutes from The Villages, shopping, dining, hospitals, and major highways. Lovingly maintained by original owners – this move-in ready home offers luxury, privacy, and an unbeatable location.

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: \$4,193
Homestead: Yes **CDD:** No
AG Exemption Y/N:
Alt Key/Folio #: 3844550
Ownership: Fee Simple

Zoning: PUD
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2025
Annual CDD Fee:
Development:

Block/Parcel: 00E
Book/Page: 56-66-71
Front Exposure: South
Lot #: 5
Other Exemptions:
Subdiv/Condo:

Complex/Comm Name:
Flood Zone Date: 12/18/2012
Floor #:
Census Block:

Planned Unit Dev:
Census Tract: 304.10

Lot Size Acres: 0.42
Water Name: LAKE GRIFFIN
Water Extras: Yes-Private Lake Dues Required

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 Fans(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
Roof: Tile
Foundation: Slab
Property Description:
Ext Features: Courtyard, Garden, Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered
Pool: Private
Pool Features: Deck, Gunitite/Concrete, In Ground, Salt Water, Screen Enclosure
View: Garden, Pool, Trees/Woods
Road Surface Type: Paved

Assigned Spcs:
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:** \$548.04 / Required **HOA Pmt Sched:** Quarterly **Mo Maint\$(add HOA):**
Monthly HOA Amount: \$183 **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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