

**G5107974 5236 ISLAND TERRACE CT, LADY LAKE, FL 32159**



**County:** Lake  
**Property Style:** Single Family Residence  
**Subdiv:** HARBOR HILLS PH 05  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 2/0  
**Pool:** None  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Max Times per Yr:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 2,192.16  
**Average Monthly Fees:** 182.68

**Status:** Active  
**List Price:** \$412,494  
**LP/SqFt:** \$198.03  
**Year Built:** 2007  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:** 2,083 SqFt / 194 SqM  
**Total Area:** 2,924 SqFt / 272 SqM  
**Total Acreage:** 1/4 to less than 1/2  
**Lot Features:**  
**Flood Zone Code:** X

Welcome home! 8 ft doors, arched doorways, rounded corners, and soaring ceilings fill this home with Florida sunshine. The Great Room starts your tour with a generous dining area, a large seating area, and a view into the generously sized Florida Room with a beautifully landscaped yard. The kitchen is so functional with Corian countertops, a matching suite of appliances, 42-inch cabinets, and a delightful eating area with a closet pantry. Most of the floors in the home are easy-care ceramic tile or wood-look laminate for beauty and durability. Two bedrooms share a full bath on one side of the home, while the Primary bedroom (15 x 16) is located opposite and has soft beige carpeting, 2 walk-in closets, and a bay window facing the yard. The Primary bath has 2 sinks and counters, a large walk-in shower, tile floors, a comfortable garden tub, and a linen closet. Don't forget the office with French doors and a window facing the front of the home. A 2-car garage provides space for everyone. The pergola covering the patio at the back of the house is sure to be one of your favorite features. For your piece of mine, the Roof was replaced in May 2024, and the HVAC was replaced in August 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. 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 state's center, giving easy access to both coasts. (drapes in the Great Room do not convey)

**Land, Site, and Tax Information**

**Legal Desc:** HARBOR HILLS PHASE 5 PB 56 PG 66-71 LOT 2 BLK E ORB 6383 PG 1447  
**SE/TP/RG:** 13-18S-24E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [13-18-24-0522-00E-00200](#)  
**Taxes:** \$3,515  
**Homestead:** Yes **CDD:** No  
**AG Exemption Y/N:**  
**Alt Key/Folio #:** 241813052200E00200  
**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:** North  
**Lot #:** 2  
**Other Exemptions:**  
**Subdiv/Condo:**

**Complex/Comm Name:**  
**Flood Zone Date:** 12/18/2012  
**Floor #:**  
**Census Block:** 2

**Planned Unit Dev:**  
**Census Tract:** 030410

**Lot Size Acres:** 0.47  
**Lot Size:** 20,268 SqFt / 1,883 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:** No  
**Heated Area Source:** Public Records  
**Total Area Source:** Public Records

**Appliances Incl:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer  
**Flooring Covering:** Carpet, Ceramic Tile, Laminate  
**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Living Room/Dining Room Combo, Walk-In Closet(s)  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First		Laminate		
Kitchen	First		Ceramic Tile		Breakfast Bar
Dinette	First		Ceramic Tile		Closet Pantry
Primary Bedroom	First		Carpet	Walk-in Closet	
Bedroom 2	First		Laminate	Built-in Closet	
Bedroom 3	First		Laminate	Built-in Closet	
Office	First		Laminate		
Florida Room	First		Ceramic Tile		

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Courtyard, Garden, 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**

**Green Energy Generation:** **Green Energy Generation Y/N:** No

**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.  
**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:**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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