

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: \$407,494
LP/SqFt: \$195.63
Year Built: 2007
ADOM: 27 **CDOM:** 27
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

IMPROVED PRICE!!! 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 YN:

Alt Key/Folio #: 241813052200E00200

Ownership: Fee Simple

Bldg Name/#:

Total # of Floors: 1

Land Lease Y/N: No

Lot Dimensions:

Water Access: Yes-Lake - Chain of Lakes

Zoning: PUD

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

Annual CDD Fee:

Development:

Complex/Comm Name:

Flood Zone Date: 12/18/2012

Floor #:

Census Block: 2

Lot Size Acres: 0.47

Water Name: LAKE GRIFFIN

Water Extras: Yes-Private Lake Dues Required

Block/Parcel: 00E

Book/Page: 56-66-71

Front Exposure: North

Lot #: 2

Other Exemptions:

Subdiv/Condo:

Planned Unit Dev:

Census Tract: 030410

Lot Size: 20,268 SqFt / 1,883 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

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

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:

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.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.