

G5104651 39023 GRIFFIN LNDG, LADY LAKE, FL 32159



County: Lake
Property Style: Single Family Residence
Subdiv: HARBOR HILLS UNIT 01
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: 2,192.16
Average Monthly Fees: 182.68

Status: Active
List Price: \$519,000
LP/SqFt: \$183.20
Year Built: 2006
ADOM: 142 **CDOM:** 142
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

PRICE IMPROVEMENT! Experience refined living in this exquisitely updated residence, perfectly positioned on over half an acre in the desirable, guard-gated Harbor Hills community. A circular paver driveway introduces the beautifully refreshed exterior of this 3-bedroom, 3-bath home, offering 2,833 sq. ft. of elegant living space with sweeping golf course views. Step through the inviting courtyard to a decorative glass entry door that opens to a welcoming, rounded foyer. From here, the home unfolds into an impressive Great Room featuring a wood-burning fireplace, custom accent wall, soaring ceilings, and crown molding—all framed by serene views of the Florida room and expansive screened lanai. The formal dining room is an entertainer’s delight, boasting abundant natural light, fresh designer finishes, and ample space for gatherings. The gourmet kitchen blends style and functionality with generous counter space, a charming breakfast bar, stainless steel appliances, French-country inspired cabinetry, and a coveted walk-in butler’s pantry. The spacious Florida room offers a tranquil retreat with picturesque golf course vistas, complemented by an additional screened brick-paver patio—perfect for outdoor relaxation or entertaining. The luxurious Primary Suite is a true haven with high ceilings, dual walk-in closets, and a spa-inspired bathroom featuring a soaking tub, double vanities, a large walk-in shower, and abundant storage. Two additional bedrooms on the opposite side of the home share a beautifully appointed Jack-and-Jill bath with double sinks and a generous walk-in shower. All windows are upgraded with convenient crank-out functionality. Additional highlights include a well-equipped laundry room with cabinetry and a sink, a two-car garage plus a dedicated golf cart garage—offering exceptional storage. Major updates provide peace of mind, including a new roof (2021), HVAC (2021), water heater (2021), and a new refrigerator (2025). Washer and dryer convey with the home. Harbor Hills is an all-ages, amenity-rich community positioned on one of Central Florida’s highest elevations with canal access to Lake Griffin. Residents enjoy proximity to shopping, medical facilities, and entertainment, as well as optional membership to a world-class Country Club offering golf, tennis, racquetball, pickleball, a fitness center, pool, marina, and vibrant social clubs. Conveniently located, the home is just minutes from The Villages, Leesburg, and major attractions—Disney World (1 hour), Ocala (45 minutes), and Tampa (2 hours)—with easy access to both coasts. A rare opportunity to own a gorgeous golf-course residence in one of Central Florida’s most desirable communities.

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: \$7,402

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: 2025

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

Lot Dimensions:

Water Access: Yes-Lake - Chain of Lakes

Land Lease Fee:

Complex/Comm Name:

Flood Zone Date: 12/18/2012

Floor #:

Census Block: 2

Planned Unit Dev:

Census Tract: 030410

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-Living Room, Wood Burning

Heated Area Source: Public Records

Total Area Source: Public Records

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	Linen Closet	

Appliances Incl: Cooktop, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

Flooring Covering: Ceramic Tile, Laminate

Interior Feat: Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

of Wells:
of Septics:

Exterior Information

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Description:

Assigned Spcs:

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

Property Attached:

Architectural Style:

Ext Features: Courtyard, Garden, Irrigation System, Lighting, Sidewalk, Sliding Doors

Pool: None

Pool Dimensions:

Road Surface Type: Paved

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Community Mailbox, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf Community, No Truck/RV/Motorcycle Parking, Sidewalk

Comm/Assoc Water Feat: Private Boat Ramp

Fee Includes: 24-Hour Guard, Private Road, Security

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

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: 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 membership's 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: www.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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